Karen Johnson Davidson County
Batch# 1175310 DEEDQC
08/29/2024 11:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240829-0066487

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 22 day of August 2024.

Notary Public

My Commission Expires: _____

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owners as:	Tax Bill To:	Map/Parcel
James Erwin Anderson IV and Anna Lanier Anderson 6211A Pennsylvania Avenue Nashville, Tennessee	New Owners	091 02 3P 001.00 091-06-4K-001.00-CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **James Erwin Anderson IV and wife, Anna Lanier Anderson** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **James Erwin Anderson IV and wife, Anna Lanier Anderson** (hereinafter referred to as "Grantees"), all of their interest in the following described parcels of real estate located in Davidson County, Tennessee, being more particularly described as follows:

Tract I [091 02 3P 001.00]

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of 6211 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 6211 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as

Instrument No. 20150812-0080707, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6211 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150812-0080707, and bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James E. Anderson IV by Warranty Deed from Abbey Loy, an unmarried woman, and Daniel Cramer, an unmarried man, as tenants in common with right of survivorship, of record in Instrument No. 20170830-0088986, said Register's Office for Davidson County, Tennessee. Anna Lanier Anderson is conveying an interest in the property as tenants by the entirety.

This improved property in commonly known as 6211A Pennsylvania Avenue, Nashville, Tennessee 37209.

Tract II [091-06-4K-001.00-CO]

Being Unit A, Homes at 1006 Trice Drive, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declarations of Covenants, Conditions, and Restrictions for Homes at 1006 Trice Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180123-0007066, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particularly descriptions of said Unit.

Being the same property conveyed to Anna L. Lanier, by Warranty Deed from Nashvillage, LLC, a Nevade Limited Liability Company, in record of Instrument No. 20190117-0005082, Register's Office of Davidson County, Tennessee. James Erwin Anderson IV is conveying any interest in the property as tenants by the entirety.

This improved property is commonly known as 1006A Trice Drive, Nashville, Tennessee 37209.

This is the same legal description used in the last instrument of record.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The Grantors are joining into the instrument to convey the Grantees all interest they may have in the above-described properties, including martial interest.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 29 day of August, 2024.

GRANTORS:

By: Anna L. Anderson

By: James Erwin Anderson IV

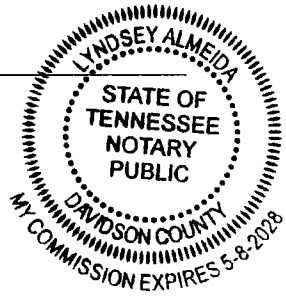
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29 day of August, in the year 2024, before me the undersigned, personally appeared Anna L. Anderson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 29 day of August, 2024.

Notary Public

My Commission Expires:_____



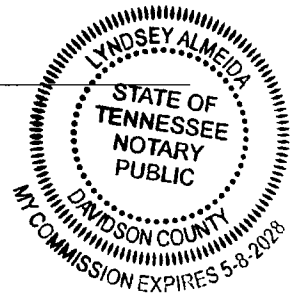
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29 day of August, in the year 2024, before me the undersigned, personally appeared James Erwin Anderson IV, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 29 day of August, 2024.

Notary Public

My Commission Expires:_____



Certificate of Authenticity

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 29, 2024.

AFFIANT SIGNATURE

8/29/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 29 day of August, 2024.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028