RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

QUITCLAIM DEED

Karen Johnson
Batch # 1175858
08/30/2024 09:55:21 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240830-0066861

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 28 day of June 2024.

Notary Public

My commission expires: 12/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeanne B. Anderson aka Jeanne Bodnar Rich	**"NEW OWNER"**	**083-03-0-R-005.00co**
1421 Porter Road, Ste 5		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen R. Anderson and Jeanne B. Anderson, Co-Trustees of the Anderson Family Revocable Living Trust U/A/D June 27, 2016

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Jeanne B. Anderson, also known as Jeanne Bodnar Rich, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Porter Road Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Porter Road Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150429-0038457, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D". Reference is hereby made to the Plan of Porter Road Place, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150429-0038457, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Stephen R. Anderson and Jeanne B. Anderson, Co-Trustees of the Anderson Family Revocable Living Trust U/A/D June 27, 2016, by Deed from Paige Jellison, unmarried, and Deana Cook, unmarried, as joint tenants with the right of survivorship of record in Instrument No. 20220127-0009836, Register's Office for Davidson County, Tennessee. Said parties having since divorced pursuant to Final Decree of Divorce and Martial Dissolution Agreement, filed in the Chancery Court for Williamson County, Tennessee, at Franklin, Docket No. 22CV-51535, dated May 28, 2024, and said property is awarded to Jeanne B. Anderson, also known as Jeanne Bodnar Rich.

THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

Jeanne B. Anderson, Individually and as Trustee of the Anderson Family Revocable Living Trust U/A/D June 27, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeanne B. Anderson, Individually and as Trustee of the Anderson Family Revocable Living Trust U/A/D June 27, 2016,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day Aug, **2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is Improved property, known as 1421 Porter Road Ste 5, Nashville, TN 37206.

Witness our hands this 2 **day of** JULY **, 2024.**

STEPHEN R. ANDERSON

Stephen R. Anderson, Individually and as Trustee of the Anderson Family Revocable Living Trust U/A/D June 27, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF San Diego

On 2nd day of July, 2024, before me, Ethan Ho Notary Public (insert name and title of the officer) personally appeared Stephen R. Anderson, individually, and as Co-Trustee of the Anderson Family Revocable Living Trust U/A/D June 27, 2016, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

ETHAN HO
Notary Public - California
San Diego County
Commission # 2372786
My Comm. Expires Aug 29, 2025