Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1181372 DEEDQC
09/13/2024 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240913-0070778

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Matthew P. Dykstra and Katie L. Anderson, Co-Trustees
Anderson Dykstra Family Revocable Living Trust
1501 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map and Parcel No.
08313041400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Katie Anderson and Matthew Dykstra, wife and husband**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Matthew P. Dykstra and Katie L. Anderson, Co-Trustees, Anderson Dykstra Family Revocable Living Trust Agreement dated September 13, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 94 of Block "K" on the Map of the Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville.

Said Lot No. 94 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines, with the Easterly margin of South 15th Street, 159 feet to an alley.

Being the same property conveyed to **Katie Anderson and Mattew Dykstra, wife and husband**, by Warranty Deed dated February 17, 2023, from **L.A.N.D. Group, LLC, a Tennessee Limited Liability Company**, recorded in Instrument No. 20230221-0012212, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1501 Fatherland Street, Nashville, TN 37206.**

Katie Anderson and **Katie L. Anderson** are one and the same person.

Matthew Dykstra and **Matthew P. Dykstra** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 13th day of September 2024.

Katie Anderson

Matthew Dykstra

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Katie Anderson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September 2024.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Matthew Dykstra**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September 2024.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 13th day of September 2024.

Notary Public

My Commission Expires:
9/10/2027

RUSSELL T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2024.

Affiant Signature

September 13, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of September 2024.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

ERIN STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY