Karen Johnson Davidson County
Batch# 1187741 DEEDQC
09/30/2024 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075580

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sara Lederach and John Pio Anderson 1806 Holly Street Nashville, TN 37206	New Owner(s)	083-14-0-365.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sara Lederach, an unmarried woman,** by these presents do hereby quitclaim and convey unto **Sara Lederach, an unmarried woman and John Pio Anderson, an unmarried man, as joint tenants with right of survivorship**, his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 111, Block E on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, and shows Block "E" of which said lot is a part but does not show said lot numbered.

Said Lot No. 111 fronts 50 feet on the Southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines with and 150 feet East to the Easterly margin of South 18th Street, 160 feet to an alley.

Being the same property conveyed to Cassady Feasby and Sara Lederach, husband and wife by Warranty Deed from Keith Andrew Hawes, married of record in Instrument No. 20200619-0064939 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 19, 2020.

Being the same property conveyed to Sara Lederach, an unmarried woman by Quitclaim Deed from Cassady Feasby, an unmarried man of record in Instrument No. 20231004-0078278 Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on October 04, 2023.

Being also known as 1806 Holly Street Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is S 0.00.

Subscribed and sworn to before me this the
26th day of September, 2024.

Affiant

Notary Public

My commission expires:
(Affix Seal)

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of September, 2024.

Sara Lederach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

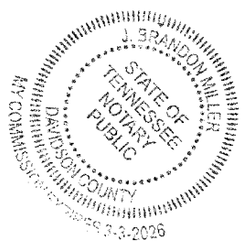
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sara Lederach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2024.

Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 26, 2024.

Affiant Signature

30th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

