Name and Address of New Owner:
April M. Andersen and Joshua E. Andersen
1724 Red Jacket Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Rd #203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1191152 DEEDQC
10/08/2024 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078227

Map & Parcel No: 173-116

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $0.00, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **April M. Andersen (who obtained title as April M. Grant, unmarried),** "the Grantor," convey and quitclaim unto **April M. Andersen and Joshua E. Andersen, wife and husband**"the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

BEING all of Lot No. 193 (One Hundred and Ninety Three) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 and Amended of record in Instrument Number 2005114-0136938, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to April M. Grant, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated May 19, 2006 and recorded June 6, 2006 in Instrument Number 20060605-0065647, Register's Office for Davidson County, Tennessee.

Property more commonly known as 1724 Red Jacket Drive, Antioch, TN 37013.

This description is the same as in the prior deed.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER (LIMESTONE TITLE, LLC) MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8 day of October, 2024.

(SEAL)
April M. Andersen FKA April M. Grant

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8 day of Oct 2024, before me personally appeared **April M. Andersen FKA April M. Grant** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of Oct 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration is $0.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of Oct 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

202410080078227

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 8, 24 (date of document).

Jennifer L. Pennell

Oct 8, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026