Karen Johnson Davidson County
Batch# 1195911 DEEDQC
10/21/2024 09:29:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20241021-0081411

FROM:

JAMES E. ANDERSON III AND WIFE, KATHRYN M. ANDERSON

TO:

ALICE M. BOHANNON, TRUSTEE

FROM:

ALICE M. BOHANNON, TRUSTEE

TO:

JAMES E. ANDERSON III AND KATHRYN M. ANDERSON, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

ALICE M. BOHANNON, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

James E. Anderson III, Affiant

Subscribed and sworn to before me, this 16th day of October, 2024.

Notary Public

My Commission Expires:_____

DONALD G. PESLIS II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2027

Address new owners as follows:

James E. Anderson III and Kathryn M. Anderson, tenants in common
6957 Highland Park Drive
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers:

143-03-0C-012.00CO

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us, we, James E. Anderson III and wife, Kathryn M. Anderson, hereby remise, release and quitclaim unto Alice M. Bohannon, Trustee, her successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Alice M. Bohannon, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto James E. Anderson III and Kathryn M. Anderson, as equal tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 16th day of October, 2024.

James E. Anderson III

Kathryn M. Anderson

Alice M. Bohannon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Anderson III and Kathryn M. Anderson, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2024.

My Commission Expires: _____

Notary Public

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice M. Bohannon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2024.

My Commission Expires: _____

Notary Public

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Phase I, Harpeth Glen Condominium Apartments, as shown per plat of record in Book 4460, Page 42, Register's Office for Davidson County, Tennessee, the part being conveyed is described as follows:

Being Unit C-2 on the said section plat together with the carport designated number C-2, a family unit type No. 4, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Harpeth Glen Condominium, including the Plan and Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, Register's Office for Davidson County, Tennessee, said Master Deed having been amended by instruments of record in Book 4630, page 504, in Book 4775, page 384, and in Book 4872, page 973, all in said Register's Office, and said By-Laws having been amended in Book 5583, page 756 and Book 5720, page 447, said Register's Office.

Being the same property conveyed to James E. Anderson III and Kathryn M. Anderson, husband and wife, by deed from Fyke Farmer, Jr. and Elizabeth Farmer, husband and wife, of record in Instrument No. 20200121-0006934 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 4546, Page 658, amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973 and Book 9797, Page 493, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 4546, Page 670, amended in Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8017, Page 310, Instrument No. 20010123-0006812, Instrument No. 20070724-0087868, corrected in Instrument No. 20110624-0048453, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 4452, Page 916, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6957 Highland Park Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 10/16/24.

10/21/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of Octobera, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

