Karen Johnson Davidson County
Batch# 1196488 DEEDQC
10/22/2024 09:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241022-0081912

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--.

Affiant

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

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
James Erwin Anderson, III, Trustee 6957 Highland Park Drive Nashville, TN 37205	4306 Scenic Drive Nashville, TN 37204	143-03-0C-012.00CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James Erwin Anderson, III, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Erwin Anderson, III, Trustee of the James Erwin Anderson, III Living Trust**, established by the Revocable Trust Agreement of James Erwin Anderson, III dated October 16, 2024, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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.

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

James Erwin Anderson, III

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 James Erwin Anderson, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

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 Alice M. Bohannon, Trustee, by deed from James E. Anderson III and Kathryn M. Anderson, husband and wife, and further being conveyed to James E. Anderson III and Kathryn M. Anderson, as equal tenants-in-common, by deed from Alice M. Bohannon, Trustee, of record in Instrument No. 20241021-0081411 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 October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

