NEW OWNER:

Brittany E. Anderson, Trustee
Of Chadwick M. Anderson Tennessee
Investment Services Trust
1496 Stephanie Court
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER
Property

Map/Parcel
082-12-3E-202.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087
24-267

INFORMATION REQUESTED BY THE PARTIES – NO TITLE EXAM CONDUCTED

Karen Johnson Davidson County
Batch# 1206985 DEEDQC
11/20/2024 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241120-0090300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CMA Properties, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Brittany E. Anderson, Trustee of Chadwick M. Anderson Tennessee Investment Services Trust, dated April 1, 2024,** ("Grantee"), their successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situated and lying in Wilson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 202, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No. 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony N. Harris by Warranty deed from Honorable Ventures, LLC, a Tennessee limited company of record in Instrument No. 20160602-0055667 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 2, 2016.

Being a portion of the same property conveyed to The Avenue on Main GP by Quitclaim deed from Anthony N. Harris, married of record in Instrument No. 20210603-0074559 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 03, 2021.

Being the same property conveyed to The Main, LLC, a Tennessee limited liability company by Warranty deed from The Avenue on Main GP of record in Instrument No. 20221206-0127122 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on December 06, 2022.

Being the same property conveyed to CMA Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from The Main, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230105-0001119 Register's Office for Davidson County, Tennessee, dated December 23, 2022 and recorded on January 5, 2023.

This is IMPROVED property also known as 815 Main Street, Unit 202, Nashville, TN 37206.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of November, 2024.

CMA Properties, LLC

By: Chadwick M. Anderson, Sole Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Chadwick M. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are the **Sole Member** of, **CMA Properties, LLC** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office this 5th day of November, 2024.

NOTARY PUBLIC

My commission expires: 10/16/27

CAMERON CAGLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXP. OCT. 16, 2027

****

The actual consideration or value, whichever is greater, for this transfer is **$ 0.00**

AFFIANT

Sworn to and subscribed to before me this 5th, November, 2024.

NOTARY PUBLIC

My commission expires: 10/16/2027



Certificate of Authenticity

I, Emily Manno, 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 11/5/24.

Date

Affiant Signature

11/5/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of November, 2024.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026