Karen Johnson
Batch # 1208181
11/25/2024 09:52:28 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091840

This instrument was prepared by:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(vi)

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

New Owner:	**Send Tax Bill To:**	**Map/Parcel:**
Joshua E. Andersen, Trustee April M. Andersen, Trustee Andersen Living Trust dated November 21, 2024 5054 Regent Drive Nashville, TN 37220	SAME	173-116

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **April M. Andersen and Joshua E. Andersen, wife and husband**, as tenancy by the entirety, for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, quitclaim unto **Joshua E. Andersen and April M. Andersen, Trustees, or their successors in interest of the Andersen Living Trust, dated November 21, 2024, and any amendments thereto,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, being more particularly described as follows:

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. Andersen and Joshua E. Andersen, wife and husband, by Quitclaim Deed of record from April M. Andersen, (who obtained title as April M. Grant, unmarried), in Instrument No. 20241008-0078227, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as: 1724 Red Jacket Drive, Nashville, TN 37013.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

This conveyance is made as a transfer by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferer, or as a transfer by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse.

WITNESS our hands this 21st day of November, 2024.

April M. Andersen

Joshua E. Andersen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared April M. Andersen and Joshua E. Andersen, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 21st day of November, 2024.

Matthew Faulk, Notary Public
My Commission Expires: February 23, 2025

