Karen Johnson
Batch # 1208194
11/25/2024 10:10:31 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091860

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<br>April M. Andersen, Trustee<br>Andersen Living Trust<br>dated November 21, 2024<br>5054 Regent Drive<br>Nashville, TN 37220 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 146-11-0-019.00 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **April Andersen and Joshua Andersen**, each of whom are also known as April M. Andersen and Joshua E. Andersen, respectively, as tenants 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, on the Plan of Revised Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to April Andersen and Joshua Andersen by Warranty Deed of record from James Clinton Bunn, an unmarried man, in Instrument No. 20190515-0045979, 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: 5054 Regent Drive, Nashville, TN 37220.

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 Andersen

Joshua Andersen

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me personally appeared April Andersen and Joshua 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

