Karen Johnson Davidson County
Batch# 1228498 DEEDQC
01/21/2025 11:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004444

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. William Todd Anderson, Trustee, Affiant Subscribed and sworn to before me, this 9th day of January, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
William Todd Anderson and Vicki Renee Anderson, Trustees 117 Pineywood Acres Drive Madison, Tennessee 37115	SAME	063 00 0 114.00

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, **William Todd Anderson and wife, Vicki Renee Anderson**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **William Todd Anderson and Vicki Renee Anderson, Trustees of the William & Vicki Anderson Living Trust, established by the Revocable Trust Agreement of William Todd Anderson and Vicki Renee Anderson dated January 9, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 9th day of January, 2025.

William Todd Anderson

Vicki Renee Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Todd Anderson and Vicki Renee Anderson, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of January, 2025.

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

A certain tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated February 2, 1969, made by Robert L. Sylar, Surveyor, Tenn. Certificate No. 6121, also known as Lot No. 13 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, Register's Office for Davidson County, Tennessee, as follows: Beginning on the easterly margin of Hudson Road at the northwest corner of the property conveyed to Jesse D. Lewis and wife, of record in Book 2796, page 69, Register's Office for Davidson County, Tennessee; thence N. 78° 29' E. along the northern boundary line of the Lewis property 597.18 feet to a point; thence N. 4° 50' E. 340.11 feet to a point being the southerly side of a proposed road; thence N. 85° 10' W. 568 feet to a point; thence with a curve to the left having a central angle of 30° 41' and a radius of 430.62 feet, 230.53 feet to a point; thence S. 64° 09' W. 19.08 feet to a point; thence with a curve to the left having a central angle of 90° and a radius of 25 feet, 39.27 feet to a point in the easterly margin of Hudson Road, S. 25° 51' E. 469.87 feet to a point of beginning, and containing 7 acres, more or less.

Being the same property conveyed to William Todd Anderson and wife, Vicki Renee Anderson by deed from Rafael Rodas, of record as Instrument No. 2015222-0128630, Register's Office for Davidson County, Tennessee.

William Todd Anderson and William Anderson are one and the same person. Vicki Renee Anderson and Vicki Anderson are one and the same person.

This is improved property known as 1805 Hudson Road, Madison, Tennessee 37115.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 1/9/25.

1/21/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

