Karen Johnson Davidson County
Batch# 1258118 DEEDQC
04/11/2025 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250411-0027488

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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--. Marsha Patterson Anderson Affiant Subscribed and sworn to before me, this 4th day of April, 2025. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Marsha Dawn Patterson Anderson, Trustee 4004 Estes Road Nashville, TN 37215	SAME	Map 116-16 Parcel 82 FB #7DA31985

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, **Marsha Dawn Patterson Anderson**, 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 **Marsha Dawn Patterson Anderson, Trustee of the Marsha Dawn Patterson Anderson Living Trust, established by the Revocable Trust Agreement of Marsha Dawn Patterson Anderson dated April 4, 2025**, as amended and restated from time to time, and to her 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 4th day of April, 2025.

Marsha Patterson Anderson
Marsha Dawn Patterson Anderson

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 Marsha Dawn Patterson Anderson, 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 4th day of April, 2025.

ALICE M. BANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2025

My Commission Expires:

Alice M Bannon
Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Part 1-Wallace Subdivision, as of record in Plat Book 1424, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Edward Anderson and wife, Marsha Patterson Anderson by deed from James T. Holbrook of record in Book 8661, Page 550 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees herein; (2) Easement of record in Book 1037, page 572; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 16, said Register's Office.

Marsha Dawn Patterson Anderson and Marsha Patterson Anderson are one and the same person.

John Edward Anderson died on October 29, 2024.

This is improved property known as 4004 Estes Road, Nashville, Tennessee 37215.

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 4/4/25.

4/10/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of April, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

