Karen Johnson
Batch # 1265081
04/25/2025 02 37 47 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250425-0032058

This instrument prepared by
Sheryl Guinn, Esq
215 Second Ave North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Willie Phillips Anglin, Trustee	Same	Map 105-1
1008 Southside Court		Parcel 511
Nashville, TN 37203		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 2nd day of April 2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Willie P. Anglin
Affiant- Willie Phillips Anglin, Trustee

My commission expires 7-7-2025

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Willie Phillips Anglin the grantor herein, does hereby Quitclaim and convey unto the Trustee Willie Phillips Anglin of The Revocable Living Trust for Willie Phillips Anglin executed on April 2, 2025, the Grantee herein, their successors, heirs and assigns, all of his right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No 8 on the Plan of Southside Park, Section I, as of record in Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being property conveyed to Ronald S Zeitlin by deed from Nashville Housing Authority of record in Book 4573, pages 595, 601 and 607, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Willie Phillips Anglin and wife, Dorothy Louise Anglin. This property was conveyed by Warranty Deed dated October 17, 1972 on Book 4648 Page 199. Register's Office for Davidson County, TN. Dorothy Louise Anglin predeceased her husband This is improved property known as 1008 Southside Court, Nashville, TN 37203

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

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Witness, the said Grantor, Willie Phillips Anglin, hereunder set its hand and seal this 2nd day of April, 2025.

Willie P Anglin
Willie Phillips Anglin-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Willie Phillips Anglin** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2025.

Sheryl Guinn
Notary Public

My Commission Expires 7-7-2025

