Karen Johnson Davidson County
Batch # 1267533 DEEDQC
05/02/2025 08 16 50 AM 4 pgs
Fees $22 00 Taxes $0 00
20250502-0033958

THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates Law Firm
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
(615) 989-7054

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Andy Felix Anderson and Gretchen Bayless Anderson, Trustees, or their successors in interest, of the Anderson Living Trust dated December 3, 2024 7139 Nolensville Rd Nolensville, TN 37135	Andy Felix Anderson and Gretchen Bayless Anderson, Trustees, or their successors in interest, of the Anderson Living Trust dated December 3, 2024 7139 Nolensville Rd Nolensville, TN 37135	56 51 003 Dist 17

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Andy Felix Anderson the duly-appointed Executor, a certified copy of his Letters Testamentary being attached hereto as Exhibit A, of the Estate of James E. Anderson deceased (the decedent), which estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 09P-330, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book, Exhibit 2, Probate Court Clerk's Office for said County, hereby releases, remises forever and quitclaims unto Andy Felix Anderson and Gretchen Bayless Anderson, Trustees, or their successors in interest, of the Anderson Living Trust dated December 3, 2024, and any amendments thereto, their heirs and assigns, all of their right, title, and interest to the following described real estate or parcel of land, to wit:

LAND in Davidson County, Tennessee, being lots Nos. 32 and 33 of Block "C" on the Map of F. O. Beasley's Sub division of the Douglas property as of record in Plan book 2, page 66, Chancery Court at Nashville. Said lots Nos. 32 and 33 front together 100 feet on the

northerly side of Ordway Place, formerly Grove Avenue, and run back between parallel lines 170 feet to an alley.

BEING the same property conveyed by Warranty Deed to James E. Anderson by Deed of record in Book 4538, Page 798 with the Davidson County Register of Deeds in Tennessee.

BEING part of the property conveyed to Guy L. Comer, Trustee, under the aforesaid trust agreement of September 15, 1936, as amended, by deed from Oline Comer, of record in Book 2196, page 609, Register's Office for Davidson County, Tennessee, T. W. Comer having been appointed Successor Trustee by the aforesaid decree, which decree expressly vests all right, title and interest of Guy L. Comer,Trustee, in the above-described property in T. W. Comer as such Successor Trustee. Oline Comer in said deed of record in Book 2196, page 609, Register's Office for Davidson County, Tennessee, reserved a life estate for her life, and upon her death a life-estate, for G.L. Comer, individually, in the above-described property. The said G. L. Comer is now deceased and the said Oline Comer joins in this conveyance for the purpose of conveying unto the said James E. Anderson and wife, Mary H. Anderson all of her right, title and interest in the above-described property and for the further purpose of releasing her right to have a life-estate in other property substituted for her life estate in the above-described property, as set out in said deed of record in Book 2196, page 609, Register's Office for Davidson County, Tennessee.

This is improved property known as:1208 Ordway Place Nashville, TN 37206

SAID PROPERTY IS CONVEYED SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF Andy Felix Anderson and Gretchen Bayless Anderson has here unto set their signature on this day and date first above written.

Andy Felix Anderson

Gretchen Bayless Anderson

STATE OF TENNESSEE)
) ss.
COUNTY OF SUMNER)

Andy Felix Anderson and Gretchen Bayless Anderson personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal on February 25, 2025.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
My commission expires: 08/01/2028

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on February 25, 2025.

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
My commission expires: 08/01/2028

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY