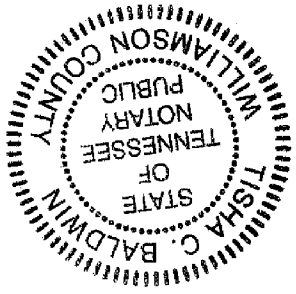
Karen Johnson Davidson County
Batch# 1269946 DEEDQC
05/07/2025 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035841

RECORD AND RETURN TO:
Keith Robert Andersen
925 Dalebrook Lane
Nashville, TN 37206

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May 2025.

NOTARY PUBLIC

My commission expires: 1.28.26

THIS INSTRUMENT PREPARED BY:
Keith Robert Andersen 925 Dalebrook Lane, Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Robert Andersen and Margaret Possel Andersen 925 Dalebrook Lane Nashville, TN 37206	Same as Address of New Owner	083-08-0-066

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Keith Robert Andersen, a single man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Keith Robert Andersen and wife, Margaret Possel Andersen,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Eastland Acres, Section Six, of record in Book 2330, Page 129, Register's Office for said County to which plan reference is hereby made for a more completed description

Being the same property conveyed to Keith Robert Andersen, a single man, by Warranty Deed from Regenia Ann Beene as Personal Representative of the Estate of John Crit Beene, Jr., and Regenia Ann Beene, Devisee of the Estate of John Crit Beene, Jr., dated October 31, 2024, recorded February 12, 2018 in Instrument No. 20180212-0013815, Register's Office for Davidson County, Tennessee

BEING commonly known as 925 Dalebrook Lane, Nashville, TN 37206.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS MY HAND, this 7th day of May 20 25

Grantor

Keith Robert Andersen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, the undersigned, **Keith Robert Andersen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of May 20 25

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **May 7, 25** (date of document).

May 7, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **May 7**, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

