This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1272260
05/13/2025 08:21:30 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250513-0037369

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Rita Anderson 200 Lewisburg Avenue Franklin, TN 37064	Same as New Owner	118-04-0 063.00

KNOWN ALL MEN BY THESE PRESENTS that I, **RITA ANDERSON, Executor of the Estate of Sherman Neil Anderson, deceased**, for and in consideration of Ten and no/100 – ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the **Estate of Sherman Neil Anderson**, the decedent's Last Will and Testament having been duly admitted to probate in Williamson County, Tennessee, and recorded in Docket No. 24PR-13695, in the Chancery Court for Williamson County, Tennessee, has bargained and sold and does hereby convey, remise, release and forever quitclaim unto **Rita Anderson, a widow**, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 15 on the Plan of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for said County.

Being the same property conveyed to Sherman Anderson by Warranty Deed from Anderson Gilmore, L.L.C., a Tennessee limited liability company, successor of Anderson Gilmore Partnership pursuant to Articles of Conversion filed of record in Instrument No. 20150414-0032878, Register's Office for Davidson County, Tennessee, dated December 1, 2023, recorded December 4, 2023, of record in Instrument No. 20231204-0093359, Register's Office for Davidson County, Tennessee. Sherman Anderson a/k/a Sherman Neil Anderson died on February 26, 2024.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(c)(iv).

Rita Anderson
Affiant

SUBSCRIBED AND SWORN TO before me this 1th day of April, 2025.

Notary Public My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property known as 420 Rosedale Avenue, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in her official capacity as Executor and not individually or otherwise.

1th IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this day of April, 2025.

Estate of **SHERMAN NEIL ANDERSON**

Rita Anderson
RITA ANDERSON, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **RITA ANDERSON**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of **SHERMAN NEIL ANDERSON** and acknowledged that she is the Executor of the Estate of **SHERMAN NEIL ANDERSON**, the within named Grantor, and that in such capacity, she, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of **SHERMAN NEIL ANDERSON**.

Witness my hand and official seal this 1st day of April, 2025.

NOTARY PUBLIC

My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025