Karen Johnson Davidson County
Batch# 1273467 DEEDQC
05/15/2025 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250515-0038187

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
HERRINGTON TRUST PO BOX 1925 BRENTWOOD, TN 37024	NEW OWNER	147-01-0-018.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kurt S. Andress and Anne Neah Herrington, a/k/a Anne H. Andress**, by these presents do hereby quitclaim and convey unto **Anne Neah Herrington, as Trustee of the Anne Neah Herrington Trust dated August 12, 2006,** her heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 411 fronts 80 feet on the north side of Lynn Drive, and runs back 149.4 feet on the west line and 140.1 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 80.1 feet.

INCLUDED in the above description BUT EXCLUDED from this conveyance is the following described tract conveyed to Leonard V. Slyte and wife, Agnes A. Slyte, by Quitclaim Deed from Florence H. Barnes, of record in Instrument No. 20030804-0110258, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Lynn Drive at the intersection of Lots 411 and 412 on the Plan of Caldwell Hall, Section 6, of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, thence north along the boundary line between Lots 411 and 412 a distance of 149.4 feet to a dead line in the rear of said lots, thence east along said dead line a distance of 2 feet, thence running south and parallel to the boundary line between Lots 411 and 412 a distance of 149.4 feet, plus or minus, to the northerly margin of Lynn Drive, thence west along the northerly margin of Lynn Drive a distance of 2 feet to the beginning.

Being the same property conveyed to Anne H. Andress and Kurt Andress, wife and husband, from Anne Herrington Andress, AKA Anne Neah Herrington, and Kurt Andress, wife and husband by Quitclaim Deed dated August 17, 2022, and recorded December 27, 2022, in Instrument No.20221227-0132803, Register's Office of Davidson County, Tennessee.

This property is commonly known as 340 Lynn Dr., Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of May 2025.

Affiant

My commission expires: 11-8-28
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this 8th day of May 2025.

Kurt S. Andress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kurt S. Andress** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of May 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Anne Neah Herrington, a/k/a Anne H. Andress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Anne Neah Herrington** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of May 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 8. 2025.

Affiant Signature

15th day of May, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028