Karen Johnson Davidson County
Batch# 1273467 DEEDQC
05/15/2025 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250515-0038190

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:
KURT S. ANDRESS 6242 LADD ROAD FRANKLIN, TN 37067	NEW OWNER	147-02-0-193.00

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, **Anne Neah Herrington, a/k/a Anne H. Andress,** by these presents does hereby quitclaim and convey unto **Kurt S. Andress,** his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 17, on the Pan of Shauna Acres of Section One of record in Plat Book 3842, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Said Lot fronts 93.95 feet on the Southerly margin of Lynn Drive and extends back 97.32 feet on the Westerly line and 134.18 feet on the Easterly line to a dead line in the rear, measuring 103.93 feet thereon.
>
> Being the same property conveyed to Kurt S. Andress and Anne H. Andress from Sandra Lee Sylvis, Trustee of the Sandra Lee Sylvis Living Trust by Warranty Deed dated November 21, 2019, and recorded November 22, 2019, in Instrument No. 20191122-0121025, Register's Office of Davidson County, Tennessee.

This property is commonly known as 4894 Lynn Drive, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 7th day of May 2025.

Affiant

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

Notary Public

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

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

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