Karen Johnson Davidson County
Batch# 1273467 DEEDQC
05/15/2025 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250515-0038191

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	132-16-0-030.00

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. 807 on the Plan of Section Thirteen Caldwell Hall of Record in Plat Book 3300, Page 66, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot fronts 81.36 feet on the Southerly side of Lynn Drive and runs back 161.65 feet on the Westerly line and 162.2 feet on the Easterly line to a dead line in the rear on which it measures 78.1 feet.

Being the same property conveyed to Kurt Andress and Anne H. Andress, husband and wife, by Warranty Deed from Barbara Hunter Oldham, unmarried, dated and recorded September 30, 2015, in Instrument No. 20150930-0099541, Register's Office of Davidson County, Tennessee.

This property is commonly known as 443 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 7th 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 8 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 8 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 8 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 DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028