Karen Johnson Davidson County
Batch # 1285599 DEEDQC
06/18/2025 10 11 49 AM 2 pgs
Fees $12 00 Taxes $0 00
20250618-0047952

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNES
COUNTY OF DAVIL

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 16 day of June, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ethan Anderson Holdings, LLC 116 Agnes Rd, Suite 200 Knoxville, TN 37919	New Owner	Map and Parcel No.: 150-05-0-001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Steffen T. Cushing and Natasha C. Cushing AKA Natasha Cushing , husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Ethan Anderson Holdings, LLC, a Tennessee limited liability company**, its heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 385 on the plan of Section One, Forest View Park, of record in Book 3700, pages 109 and 110, Register's Office for said County.

Said Lot No. 385, which is a comer lot, fronts 87.00 feet on the southerly margin of Anderson Road and fronts 95.00 feet on the easterly margin of an unnamed street, said frontages being joined by a curve having a length of 47.12 feet, and extends back 117.00 feet on the southerly line and 125.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to Steffen T. Cushing, and Natasha C. Cushing, husband and wife by Warranty Deed from Ermias A. Degefa, an unmarried man, dated November 16, 2017 and recorded on November 27, 2017 in Instrument No. 20171127-0120658, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3001 Anderson Road, Nashville, TN 37217.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of June, 2025.

Steffen T. Cushing

Natasha C. Cushing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steffen T. Cushing** and **Natasha C. Cushing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of June, 2025.

Notary Public

My Commission Expires:

