Karen Johnson Davidson County
Batch # 1288276 DEEDQC
06/20/2025 04 20 09 PM 4 pgs
Fees $23 00 Taxes $1,073 00
20250620-0048674

This Form furnished by:
ATTORNEY ETHAN R. PAGE

FROM:
KARLYN HUNT

TO:
MAX SULO ANDERSON
Formerly known as MADISON ANDERSON

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
MAX SULO ANDERSON **519 A Patterson Street,** **Nashville, Tennessee 37211**	SAME	**133 01 0 077.00**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$290,000.00

KARLYN HUNT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-08-2028.
(AFFIX SEAL)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

This Instrument Prepared By:

ETHAN R. PAGE, ATTORNEY
Rogers, Shea & Spanos, PLLC
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
e.page@midtnlawyers.com

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

I, **KARLYN HUNT,** do hereby quitclaim to **MAX SULO ANDERSON**, formerly known as **MADISON ANNE ANDERSON**, (see Order of Name Change entered by the Probate Court of Davidson County, Tennessee on November 26, 2024, under Docket No. 24P1994 which is attached hereto as **Exhibit A**), all my interest, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Plat, 519 PATTERSON STREET, RE-SUBDIVISION OF A PORTION OF LOTS 69, 70 & 71 ON THE MAP OF PATTERSON SUB OF MAPLE HILL, of record in Instrument No. 20170210-0014151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Madison Anderson and Karlyn Hunt, as Joint Tenants with Right of Survivorship, by Warranty Deed from Devon T. Niesen and Heather L. Niesen, a married couple, of record in Instrument No. 20240617-0045336, in the Register's Office of Davidson County, Tennessee, dated June 12, 2024, and recorded on June 17, 2024.

This Conveyance is subject to:

***Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 519 PATTERSON STREET, RE-SUBDIVISION OF A PORTION OF LOTS 69, 70 & 71 ON THE MAP OF PATTERSON SUB OF MAPLE HILL, of record in Instrument No. 20170210-0014151.**

***Restrictions, dedications, conditions, reservations, easements and other matters shown on the MAP OF PATTERSON'S SUB OF MAPLE HILL, as recorded in Plat Book 332, Page 75.**

***Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4241, Page 974.**

***Any and all existing easements and restrictions as shown of record not stated herein.**

This is improved real property, known as: **519 A Patterson Street, Nashville, Tennessee 37211**

IN WITNESS WHEREOF I have hereunto set my hand on this the 20 day of June, 2025.

KARLYN HUNT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessica Stanford, a Notary Public in and for said County and State, the within named, **KARLYN HUNT**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 20th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 11-08-2028.
DATE

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN THE NAME CHANGE OF:

MADISON ANNE ANDERSON

No. 24P1994

ORDER OF NAME CHANGE

IT APPEARING to the Court as evidenced by the sworn petition filed in this matter, that this Court having jurisdiction and that the petition requests a change in the Petitioner's legal name of **MADISON ANNE ANDERSON**, born **JULY 30TH 1993**, in the State of **TEXAS**, to **MAX SULO ANDERSON**, and IT FURTHER APPEARING to the Court that this name change is not being made for any fraudulent, illegal or improper purpose, it is the opinion of the Court that the petition should therefore be granted.

IT IS, THEREFORE ORDERED, ADJUDGED AND DECREED that from henceforth, the full and complete name of the above individual will be **MAX SULO ANDERSON**

DATED, this 26th day of **NOVEMBER, 2024**

JOSEPH P. DAY CIRCUIT COURT CLERK

Special Probate Master

Approved for Entry:

MAX ANDERSON

I hereby certify that this is a true copy of original instrument filed in my office this 26th day of November 2024

JOSEPH P. DAY, Clerk

By D Edwards

Deputy Clerk

Blumberg No. 5208

EXHIBIT A