Karen Johnson Davidson County
Batch# 1298241 DEEDQC
07/16/2025 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250716-0056231

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Johnnie L. Anderson and Ellen Louise Anderson, Co-Trustees 2727 Broyles Lane Franklin, Tennessee 37069	Margaret K. Ashworth 111 Evander Street Nashville, TN 37206	083 10 0 210.00 (1/3rd interest)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN L. ANDERSON and ELLEN LOUISE ANDERSON, a/k/a ELLEN B. ANDERSON, hereby quitclaim and convey to JOHNNIE L. ANDERSON and ELLEN LOUISE ANDERSON, CO-TRUSTEES OF THE ANDERSON COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest, which is a one-third (1/3) undivided interest, in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Lockeland, a subdivision of the Chadwell Home Place, of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument #20080805-0080793, Register's Office for Davidson County, Tennessee.

This is property known as 111 Evander Street, Nashville, Tennessee.

[The remainder of this page intentionally left blank, signatures on next page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14 day of July, 2025.

JOHN L. ANDERSON

ELLEN LOUISE ANDERSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John L. Anderson and Ellen Louise Anderson, 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, as of this 14 day of July, 2025.

HOLLY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 09-05-2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

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

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

47520116.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jul 14, 2025 (date of document).

Affiant Signature

07/16/2025

Date

State of Tennessee

County of Davidson

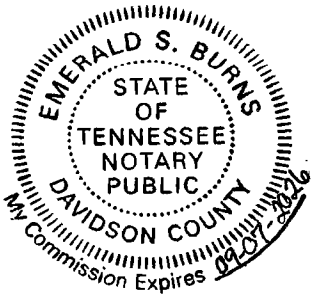
Sworn to and subscribed before me this 16 day of July, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202507160056231