QUITCLAIM DEED

Karen Johnson
Batch # 1310030
08/14/2025 08:32:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250814-0064674

LB-QCD-25-504-505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Maxine E. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 20 25

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maxine E. Anderson	**Same as New Owner**	
(NAME)	(NAME)	**06013015200 AND 06013014700**
505 Dyne Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAXINE E. ANDERSON, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MAXINE E. ANDERSON, UNMARRIED AND SHERMAN ANDERSON, SINGLE AND CHERRE ANDERSON, SINGLE AND LUKEYA Y. WEST, MARRIED AND JEFFREY ANDERSON, SINGLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1
LAND IN THE 13TH CIVIL DISTRICT ANNEXED OF DAVIDSON COUNTY, TENNESSEE. (FORMERLY 12TH CIVIL DISTRICT), BEING LOT NO. 139 ON THE PLAN OF TRINITY HILLS VILLAGE, SECTION II, FIRST ADDITION, AS OF RECORD IN BOOK 4460, PAGES 45 AND 46, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MAXINE ANDERSON BY QUITCLAIM DEED FROM MAXINE ANDERSON, OF RECORD IN INSTRUMENT NO. 20230714-0054257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel 2
LAND IN THE 13TH CIVIL DISTRICT ANNEXED OF DAVIDSON COUNTY, TENNESSEE. (FORMERLY 12TH CIVIL DISTRICT), BEING LOT NO. 134 ON THE PLAN OF TRINITY HILLS VILLAGE, SECTION II, FIRST ADDITION, AS OF RECORD IN BOOK 4460, PAGES 45 AND 46, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MAXINE ANDERSON BY QUITCLAIM DEED FROM MAXINE ANDERSON F/K/A MAXINE E. BATEY, OF RECORD IN INSTRUMENT NO. 20160324-0028057, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **504 and 505 Dyne Court, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 11 day of August, 2025.

Maxine E. Anderson
Maxine E. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXINE E. ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212