THIS INSTRUMENT WAS PREPARED BY :
Advantage Title and Escrow, Inc. 1321 Murfreesboro Rd. Ste. 823 Nashville, TN 37217

FROM: Marie A. Anderson

T O :
Eric Durham Anderson and wife, Meagan E. Anderson

QUITCLAIM DEED

Address of New Owner:

Eric Anderson

2712 Glenoaks Dr
Nashville, TN 37214

Send Tax Bills To:
Map & Parcel
owner
084-04-00-27.00

STATE OF TENNESSEE
COUNTY OF _____

Karen Johnson Davidson County
Batch # 1323416 DEEDQC
09/17/2025 12:57:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250917-0074269

The actual consideration or value, whichever greater, for this transaction is

$ 0.00

affiant

Prepared from information furnished by the parties

Subscribed and sworn to before me this the _____ day of September 2025

Notary Public
Commission Expires:_____

I, **Marie A. Anderson** do hereby quitclaim to **Eric Durham Anderson and wife, Meagan E. Anderson** their Heirs and Assigns, all my individual rights, title and interest in the following land located in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 14 on the Map of McGavock Heights, Section III, as of record in Book 2330, Page 102, Register's Office for said County.

Said Lot No. 14 fronts 169.5 feet on the west side of Glenoaks Drive and extends back between lines 184.7 feet on the north line and 204.7 feet on the south line to a dead line in the rear, measuring 112.9 feet thereon.

Being the same property conveyed to Marie A. Anderson a 67% interest, Eric Durham Anderson and Meagan E. Wyatt together with a 33% interest, as tenants in common by Quitclaim Deed recorded in instrument # 20211008-0135423, Register's Office of Davidson County, Tennessee. The said Meagan E. Wyatt is now known as and is one and the same as Meagan E. Anderson. The intent of this deed is that Marie A. Anderson conveys all her interest being 67% to Eric Anderson and Meagan E. Anderson as husband and wife.

This is improved property known as: 2712 Glenoaks Dr. Nashville TN 37214
Witness our/my hand(s) this the 17 day of September 2025.

Marie A Anderson
Marie A. Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and

State, the within named **Marie A. Anderson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this the 17 day of September 2025.

Dara Warren
Notary Public Commission Expires: Oct 4, 2027

DARA WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ _____

Marie A Anderson
Affiant

Subscribed and sworn before me this the
17th **Day of** September, 2025.

P. Calhoun
, Deputy Register