Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1331258 DEEDQC
10/07/2025 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0080099

**Jennifer Jacobs Anderson, et vir**

**TO:**

**Andrew J. Anderson and Jennifer J. Anderson, Trustees of the Anderson Family Revocable Trust dated October 7, 2025**

# QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 7th day of October, 2025, by **Jennifer Jacobs Anderson and Andrew Josepth Anderson, wife and husband** ("Grantors") to **Andrew J. Anderson and Jennifer J. Anderson, Trustees of the Anderson Family Revocable Trust dated October 7, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 55 on the plan of Section Four, Myrtlewood Estates, of record in Book 6200, page 214, in the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 55 fronts 117.00 feet on the Southerly margin of Woodland Hills Drive and extends back 386.89 feet on the Easterly line and 400.00 feet on the Westerly line to a dead line in the rear, measuring 117.73 feet thereon.
>
> BEING the same property conveyed to Jennifer Jacobs Anderson and Andrew Joseph Anderson, wife and husband, by Warranty Deed from The Still Joint Revocable Trust, created January 23, 2019, dated June 10, 2022, and recorded on June 16, 2022, in Instrument No. 20220616-0069264 in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public

record.

This is real property known as: **5937 Woodland Hills Drive, Nashville, TN 37211**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

**Jennifer Jacobs Anderson**
Grantor

**Andrew Joseph Anderson**
Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Jacobs Anderson and Andrew Joseph Anderson**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of October, 2025.

SARA B. LADEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/2029

**THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).**

| Property Owner(s) Name and Mailing Address | Person/Entity Responsible for Payment of Property Taxes | Property Address and Map/Parcel No. |
|---|---|---|
| Andrew J. Anderson and Jennifer J. Anderson, Trustees 5937 Woodland Hills Dr. Nashville, TN 37211 | Same/Owner | 5937 Woodland Hills Dr. Nashville, TN 37211<br><br>172-02-0-070.00 |

Certificate of Authenticity

I, Ariel Joaquin, 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 October 7, 2025

Ariel Joaquin
Affiant Signature

10.7.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of October, 2025.

Jennifer Wheeler
Notary's Signature
My Commission Expires: 1.28.26

