Karen Johnson Davidson County
Batch# 1358761 DEEDQC
12/16/2025 03:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251216-0100074

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 12th day of December, 2025. Notary Public My Commission Expires: _____

EMILY HARVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Drusilla L. Anderson, Trustee 4309 Sunnybrook Drive Nashville, Tennessee 37205	SAME	130 03 0 042.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Drusilla L. Anderson**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Drusilla L. Anderson, Trustee of the Drusilla L. Anderson Living Trust, established by the Revocable Trust Agreement of Drusilla L. Anderson dated December 12, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of December, 2025.

Drusilla L. 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 Drusilla L. Anderson, the bargainor, 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 12th day of December, 2025.

My Commission Expires: _____

EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 8 of Block 10 on the Plan of Royal Oaks Subdivision of record in Book 547, page 167, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Drusilla R. Anderson by deed from James T. Harris and wife, Tracey R. Harris, of record as Instrument No. 20070118-0007441, Register's Office for Davidson County, Tennessee.

Drusilla L. Anderson and Drusilla R. Anderson are one and the same person.

This is improved property known as 4309 Sunnybrook Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 12, 2025.

12/15/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

