This Instrument Prepared By:

Name: Katherine M. Anderson
Address: 6417 Holly Trace Ct
Nashville, TN 37221

After Recording Return To:

Name: Katherine M. Anderson
Address: 6417 Holly Trace Ct
Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1361867 DEEDQC
12/29/2025 10:48:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102630

Space above this line for recorder's use only

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Andrew H. Fornes (Grantor(s) name), on 11/26/25 for and in consideration of the sum zero ($0.00) does hereby bargain, sell, release, remise, quitclaim and convey unto Katherine M. Anderson (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 347 on the plan of Traceside, Section 11, of record in Plat Book 11700, page 59-61 and Instrument #2010009220094253, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a complete and accurate description thereof.

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☒Yes ☐No
Instrument Type: #2010009220094253
Office Where Recorded: Davidson County Register's Office
Book and Page Number: Plat Book 11700, Page 59-61

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 11/26/25.

Grantor's Signature
Andrew H. Fornes
Grantor's Name
2109 Erin Lane
Street Address
Nashville, TN 37221
City, State & ZIP

Grantor's Signature
Grantor's Name
Street Address
City, State & ZIP

eSign

In Witness Whereof,

Witness's Signature

Witness's Name

Street Address

City, State & ZIP

Witness's Signature

Witness's Name

Street Address

City, State & ZIP

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Andrew H Fomes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose contained therein.

Witness my hand and seal this 11/26/2025 (mm/dd/yyyy)

Notary Public

My Commission Expires: Sept 3, 2028

DANIELLE LETOURNEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant/Grantee's Signature

Katherine M. Anderson

Affiant/Grantee's Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 26 day of November, 2025.

Notary Public

My Commission Expires: Sept 3, 2028

DANIELLE LETOURNEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The following information is not a part of this Deed:

Property Address: 6417 Holly Trace Ct
Nashville, TN 37221

Owner's Name: Katherine M. Anderson

Owner's Address: 6417 Holly Trace Ct
Nashville, TN 37221

Parcel Number: 155 16 OA 399.00 CO

Mail Tax Bills to: Katherine M. Anderson
6417 Holly Trace Ct
Nashville, TN 37221

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 .

Affiant

RHYS LA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me, this 12th day of December, 2025

Rhys La Wilson
Notary