QUITCLAIM DEED

Karen Johnson
Batch # 1366888
01/07/2026 01:04:09 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260107-0001449

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

LB-QCD-25-640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Mackie Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF January, 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Mackie Anderson	**Same as New Owner**	
(NAME)	(NAME)	**090-11-0-044.00**
640 American Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS QUITCLAIM DEED IS TO SEVER THE RIGHTS OF SURVIVORSHIP BETWEEN MACKIE ANDERSON AND TAWANA JONES MITCHHART AS CREATED UNDER THE PRIOR DEED OF RECORD AND TO ESTABLISH A TENANCY IN COMMON BETWEEN MACKIE ANDERSON AND TAWANA JONES MITCHHART.

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, **MACKIE ANDERSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MACKIE ANDERSON, AN UNMARRIED MAN** 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:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page (s) 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mackie Anderson and Lynda J. Anderson, husband and wife, and Tawana Jones Mitchhart, by Quitclaim deed from Mackie Anderson and Lynda J. Anderson, husband and wife, of record in Instrument No. 20221019-0113955, Register's Office for Davidson County, Tennessee, dated October 17, 2022 and recorded on October 19, 2022.

The said Lynda J. Anderson haviving since died, leaving Mackie Anderson and Tawana Jones Mitchhart as the surviving tenants.

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: **640 American Road, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 5 day of Jan, 2026

Mackie Anderson

Mackie Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACKIE 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 5 day of Jan, 26.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

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