THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed, and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(4)(F), as amended. 2026-0023

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

Affiant

Sworn to and subscribed to before me this 13 day of JAN 2026.

Notary Public
My commission expires:
1.21.29

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner:
Muriel Anderson
865 Forest Acres Drive
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 1369487 DEEDQC
01/13/2026 02:34:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260113-0003216

Send Tax Bills To:
Owners

Street Address of Subject Property:
865 Forest Acres Drive
Nashville, TN 37220

Parcel ID:
146 14 0 023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas T. Anderson, married** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims to **Muriel Anderson, unmarried** hereinafter called "**GRANTEE,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of the Re-subdivision of Lots Nos. 25 and 26 of Forest Acres, Section 3, as of record in Book 2331, page 19, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Muriel Anderson, unmarried and Thomas T. Anderson, married by warranty deed of Gladys Risser, unmarried of record in Book 11462 Page 114, Register's Office, Davidson County, TN dated April 30, 1999, recorded May 4, 1999.

WITNESS my hand this 7 day of January, 2026.

Thomas T Anderson

Grantor – Thomas T. Anderson

STATE OF Illinois
COUNTY OF Dupage

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Thomas T. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

1-7-2026

"OFFICIAL SEAL"
DOMINIQUE BORG
Notary Public, State of Illinois
Commission No. 970211
My Commission Expires 04/17/2027

WITNESS my hand and seal at office, this 7th day of January, 2026.

Dominique Angela Borg
NOTARY PUBLIC

My commission expires: April 17th, 2027

True Copy Certification

I, Yvette Meldrum, 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 JAN 7, 2026.

Affiant Signature

JAN 13, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of JAN 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1-21-29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY