Karen Johnson Davidson County
Batch# 1389087 DEEDQC
03/05/2026 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260305-0017826

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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

Carol Cathey Andrews, Trustee
Affiant

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 5th day of March 2026.

Notary Public
My commission expires: 1/17/2027

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jess Lee Andrews Jr. and Carol Cathey Andrews, Trustees | New Owner | MAP 160-7, PARCEL 43 |
| 521 Baxter Ave | | |
| Nashville, TN 37220 | | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jess L. Andrews, Jr and wife, Carol C. Andrews** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest to **Jess Lee Andrews Jr and Carol Cathey Andrews, Trustees of The Andrews Revocable Living Trust dated March 5, 2026** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in the Davidson County, Tennessee, to-wit:

Land in the Sixth Civil District of Metropolitan Nashville and Davidson County, Tennessee, being Lot No. 4 on the Plan of William Morris Proffitt Resubdivision of Lot No. 1, Broadwell Acres, as of record in Book 5060, page 163, of the Register's Office for said County.

Said Lot No. 4 fronts 120 feet on the southerly side of Baxter Lane and extends back 382.47 feet on the westerly line and 382.33 feet on the easterly line to a dead line measuring 120 feet.

Being the same property conveyed to Jess L. Andrews, Jr. and wife Carol C. Andrews by Warranty Deed dated September 3rd, 1985 from Williams A. Sims and wife, Ruth H. Sims, recorded September 5, 1985 in Book 6648, Page 326 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 521 Baxter Ave. Nashville, TN 37220.

Witness my/our hands this 5th day of March 2026.

**Jess L. Andrews, Jr**

**Carol C. Andrews**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jess L. Andrews, Jr and Carol C. Andrews with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 5th day of March 2026.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kimbra Spann, 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 03/05/2026.

Date

Affiant Signature

03/05/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of March, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY