Karen Johnson
Batch # 1396099
03/23/2026 09:15:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260323-0022687

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Robert Eugene Anderson
Affiant

Subscribed and sworn to before me on this 16 day of March 2026.

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/16/24

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle., Ste A
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Robert Eugene Anderson, Trustee 5418 Illinois Ave. Nashville, TN 37209	Same as current	094 01 0 281.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert E. Anderson hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Robert Eugene Anderson, Trustee of the Robert Eugene Anderson Revocable Living Trust dated March 16, 2026 , hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows:

Land in Davidson County, Tennessee, being the west part of Lot No. 416 on the Map of Edgefield Land Company's 4th Subdivision, of record in Book 57, page 153, Register's Office of Davidson County, Tennessee.

Beginning at a point in the easterly margin of South 14th Street at the common boundary between Lots 416 and 417, thence with said common boundary easterly 128 feet, more or less, to an iron pin; thence northwardly 50 feet to an iron pin in the common boundary between Lots 416 and 415; thence westwardly 128 feet more or less to a point in the easterly margin of South 14th Street at the common boundary between Lots 416 and 415; thence south along the easterly margin of South 14th Street 50 feet to the point of beginning.

The above described property is encumbered by a 10-foot easement along the north margin of Lot 416 for the purpose of installing and maintaining a sewer line to connect with the City sewer at 14th Street, conveyed to Donald Smith, his heirs and assigns, by deed of record in Book 3133, page 311, said Register's Office.

Being the same property conveyed to Robert Eugene Anderson and wife Jean Helen Judkins Anderson by deed from Brentwood Homes, Inc. of record in Book 2333, Page 527 Register's Office for Davidson County, Tennessee. Jean Helen Judkins Anderson is deceased.

This is improved property known as 607 S 14th St.., Nashville, TN 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY hand this 16 day of March, 2026.

Robert Eugene Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Eugene Anderson with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of March, 2026.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed