**Prepared by:**
**Tennessee Title Services, LLC**
**7000 Executive Center Dr., City Park II - Suite 290**
**Brentwood, TN 37027**
**NR-26-1352**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is $0.00**

Affiant

**Subscribed and sworn to before me, this 16 day of April, 2026.**

Notary Public
**My commission expires:** 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1406120 DEEDQC
04/16/2026 11:03:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260416-0031189

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Jacob Wayne Anderson,<br>1104 Jacobs Court<br>Joelton, TN 37080 | New Owner | 020 00 0 073.00 |

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged **Ann Anderson, an unmarried woman** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Jacob Wayne Anderson, an unmarried man,** hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A 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. 19 on the Plan of Final Plat, Section Three, Jacobs Valley of record in Plat at Instrument No. 20021010-0124310, 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 Ann Anderson, an unmarried woman and Jacob Wayne Anderson, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Jeffrey Brian Niblock, an unmarried man, dated 02/15/2024 and recorded 02/20/2024 in Instrument Number 20240220-0011367, in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1104 Jacobs Court, Joelton, TN 37080.

Witness my hand this 15th day of April, 2026.
04/15/2026

Ann Anderson
**Ann Anderson**

STATE OF Texas
COUNTY OF Comal

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ann Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2026.

Lauren Peterson
Notary
My Commission Expires: 06/03/2029

NOTARY PUBLIC STATE OF TEXAS
Lauren Peterson
ID NUMBER
12499352-4
COMMISSION EXPIRES
June 3, 2029

(Notary Seal)

Electronically signed and notarized online using the Proof platform.

**THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.**

# Certificate of Authenticity

I, Joshua A. Terry, 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 4/15/26.

Affiant Signature – Joshua A. Terry

4/16/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/16/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27