Karen Johnson Davidson County
Batch# 1443095 DEEDQC
07/07/2026 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0061307

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Julia H. Anderson

TO:

Julia Harris Anderson, Trustee of the Julia Harris Anderson Revocable Trust dated July 7, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 7th day of July, 2026, by **Julia H. Anderson, an unmarried woman** ("Grantor"), to **Julia Harris Anderson, Trustee of the Julia Harris Anderson Revocable Trust dated July 7, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 4205-B, together with the carport designated No. 4205-B (Carport), in Hillsboro Hall, Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, Page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, Page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, Pages 85 and 86, in the Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, Page 786, said Register's Office.

BEING the same property conveyed to Julia H. Anderson, unmarried woman, by Warranty Deed from Walter Reed Capps, unmarried, dated February 27, 2015, and recorded on

March 2, 2015, in Instrument No. 20150302-0017506, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property known as: **4205 B Kirtland Road, Nashville, TN 37215**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Julia H. Anderson

Julia H. Anderson
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julia H. Anderson**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of July, 2026.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jennifer Wheeler

Notary Public

My Commission Expires: 11·5·2029

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Julia Harris Anderson, Trustee 4205 B Kirtland Road Nashville, TN 37215	Same/Owner	4205 B Kirtland Road Nashville, TN 37215 131-02-0F-005.00

Tennessee Certification of Electronic Document

I, Ariel Joaquin, 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 7.7.26 (date of document).

Ariel Joaquin
Affiant Signature

7.7.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2026

Jennifer Wheeler
Notary's Signature

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 11.5.2029

NOTARY'S SEAL