Karen Johnson Davidson County
Batch # 1465411 DEEDQC
09/01/2026 08:41:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080408

QUIT CLAIM DEED

Anita Stanford, unmarried of Davidson County, State of Tennessee, for no valuable consideration paid, hereby grants **the following describe real property to Anita M. Stanford, Trustee of the Anita M. Stanford Revocable Trust dated August 19, 2025** whose tax mailing address is 3513 Gillespie Avenue, Nashville, TN 32705 and said real property legally described at below:

Attached Legal Description

Subject to: Easements and restrictions of record, zoning ordinances, and taxes and assessments due and payable after date hereof.

Parcel No. 104-10-0-020
Commonly known as: 3513 Gillespie Avenue, Nashville, TN 37205
Prior Instrument Reference: 20191015-0095632

Witness her hand this 6 day of May 2026.

Signed, acknowledged and
delivered by:

By: Anita Stanford
Anita Stanford

State of Tennessee)
)ss
County of Davidson)

The foregoing instrument was acknowledged before me this 6 day of May 2026 by **Anita Stanford, unmarried.**

MARYAM SOHRABI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

This instrument prepared by:
Dominic J. Spinazze
Spinazze Law
1438 Arrowhead Drive
Maumee, Ohio 43537
419-794-7025

Exhibit A, Legal Description

Land in Davidson County, Tennessee, being the westerly 20 feet front and 21 feet rear of Lot No. 19 and the easterly 40 feet front and 41-11/30 feet rear of Lot No. 20, as shown on the map entitled Joseph Warner's Subdivision, of record as Plat Book 332, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Described together as follows:

Beginning on the southerly margin of Gillespie Avenue, at a point 40 feet west of the corner of Lots 19 and 20; thence with said Avenue, eastwardly 60 feet; thence southwardly 187 feet to the northerly line of Lot No. 26, at a point 21 feet east of the southeast corner of said Lot No. 20; thence with the northerly line of Lots 26 and 25, westwardly 62-11/30 feet; thence northwardly 187 feet to the beginning.

Being the same property conveyed to F.M. DOWELL, JR. and wife, EDDITH G. DOWELL, by deed from CLEVELAND P. CRAIG and wife, EDNA L. CRAIG, of record as Book 2597, page 479, dated October 13, 1956, said Register's Office. The said F.M. DOWELL, JR. having died first and the said EDDITH G. DOWELL having since died, leaving a will and devising subject property to the TENNESSEE BAPTIST FOUNDATION as filed in Probate Case No. 09P838, Davidson County, Tennessee.

Parcel No. 104-10-0-020
Commonly known as: 3513 Gillespie Avenue, Nashville, TN 34205