THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER & ADDRESS:	PERSON RESPONSIBLE FOR THE PAYMENT OF PROPERTY TAXES & ADDRESS:
Sandra L. Adams, Attorney at Law Leitner, Williams, Dooley & Napolitan, PLLC 750 Old Hickory Blvd, Building One Suite 200 Brentwood, TN 37027 615-255-7722	Stuart & Sara Anderson 4207 Murphy Road Nashville, TN 37209	Stuart & Sara Anderson 4207 Murphy Road Nashville, TN 37209

Without Survey, Title Examination or Opinion
Without Serving as Closing Attorney
Upon information supplied by Seller

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED (WHICHEVER IS GREATER) IS $ 0.00.

Karen Johnson Davidson County
Batch # 1472529 DEEDQC
09/15/2026 09:02:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260915-0085431

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF August, 2026

COMMISSION EXPIRES: 03/08/2028

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That on this the 28 day of August, 2026, **STUART BRUCE ANDERSON**, an individual, hereinafter referred to as "Grantor," for good and valuable consideration exchanged and for love and affection, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby

convey and quitclaim any and all right, title, claim and interest he has in the below described real property unto the "Grantee," **STUART BRUCE ANDERSON AND SARA ANDERSON**, a married couple, in fee simple, a certain tract of real estate situated in Davidson County, Tennessee, locally known as address: **4207 Murphy Road, Nashville, Tennessee 37209** further described to wit:

Being part of Lot No. 348 in Richland Realty Company's West Lawn Subdivision, of record in Book 421, Page 32, Register's Office for Davidson County (R.O.D.C.), Tennessee, having a frontage of seventy-five (75) feet on Murphy Road and extending back a depth of one hundred fifty (150) feet, being seventy-five (75) feet by one hundred fifty (150) feet, commonly known as 4207 Murphy Road, Nashville, Tennessee 37209.
Being the same property that vested in Stuart Bruce Anderson upon the death of Margaret Tritschler Anderson on February 26, 2010, as established by the Affidavit of Heirship and Chain of Title recorded with the Davidson County Register of Deeds on August 10, 2026 as Instrument No. 20260810-0073229; the certified Will of Margaret Tritschler Anderson recorded on August 10, 2026 as Instrument No. 20260810-0073228; the certified Order granting the probate of the Will of Margaret Tritschler Anderson recorded on August 10, 2026 as Instrument No. 20260810-0073227; the certified Will of Charlie Henry Tritschler, III recorded August 10, 2026 as Instrument No. 20260810-0073226; the certified Order granting the probate of the Will of Charlie Henry Tritschler, III on August 10, 2026 as Instrument No. 20260810-0073225; and the Order granting probate of the Will of Charlie H. Tritschler, Jr. as muniment of title recorded May 26, 2026 as Instrument No. 20260526-0047327 (Probate Book 31, Page 688), all in the Register's Office for Davidson County, Tennessee.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX MAP / PARCEL ID No.: 103 08 0 085.00

The Grantor makes no warranties unto the Grantees in this conveyance as to this property in any form.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed his name or by an authorized officer on this 28 day of August, 2026.

STUART BRUCE ANDERSON

STATE OF TENNNESSEE
COUNTY OF DAVIDSON

Personally appeared before me STUART BRUCE ANDERSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the above-named Grantor and is authorized to execute this instrument for the express purposes herein.

Witness my hand, this 28 day of August, 2026.

Notary Public

My commission expires: 03/08/2028

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY