THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
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Nashville, TN 37205
615.281.0121

Karen Johnson Davidson County
Batch # 1482815 DEEDQC
10/09/2026 11:41:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20261009-0093061

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers
Lynda S. Anderson, Trustee 3719 Elkins Avenue Nashville, TN 37209	New Owner	092-13-0-485.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

LYNDA S. ANDERSON, an unmarried individual,

by these presents do hereby remise, release and quitclaim unto

LYNDA S. ANDERSON, INGRID A. ANDERSON, and MAE K. ANDERSON, Trustees of the LYNDA S. ANDERSON REVOCABLE TRUST, dated October 7, 2026

their successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davison County, Tennessee, being Lot(s) 2, as shown on the map entitled Resubdivision of Part of Lots 9, 10 and 11, Block 23, Plummer Place (Book 161, page 39), of record in Instrument No. 20060718-0086551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by Warranty Deed from CHRIS HERLIHY and INGRID ANDERSON, husband and wife, to LYNDA S. ANDERSON, dated November 6, 2019, of record in Record in Instrument No. 20191108-0115516, Register's Office for Davidson County, Tennessee.

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

BEING improved property known as 3719 Elkins Ave., Nashville, TN 37209.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever 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 7th day of October 2026.

Lynda S. Anderson
LYNDA S. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LYNDA S. ANDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October 2026.

Shannon D. Walker
Notary Public

My Commission Expires: March 6, 2029

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2029