Karen Johnson Davidson County
Batch# 369068 DEEDQC
03/09/2020 08:25:32 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200309-0025807

Prepared By:
Rocky Lee Roberts and Laura Elizabeth Roberts
1608 Eno Rd., Dickson, TN 37055

QUITCLAIM DEED

On March 5, 2020, THE GRANTORS, Rocky Lee Roberts, an unmarried individual, and Laura Elizabeth Roberts, an unmarried individual, do enter into this agreement.

The Grantors, for and in consideration of the sum of $10.00 (ten dollars) and/or other good and valuable consideration, convey, release, and quitclaim to the following GRANTEE property described by this Deed:

--Laura Elizabeth Roberts, an unmarried individual

The Grantors quitclaim the following described real estate, situated at the following address:

-- 525 Griffin Circle, Hermitage, TN 37076

The property being quitclaimed has the following legal description:

-- Land in Davidson County, TN, being all of Unit 43, in Building 12 as shown on the site layout, exhibit plat for The Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument Number 20061106-013656 and Instrument Number 20071105-0130490, Register's Office for Davidson County, TN, to which Plat Reference is hereby made for a more complete description. Being also known as 525 Griffin Circle, Hermitage, TN 37076.

Being the same property conveyed to Tina L. Smith, an unmarried woman by Warranty Deed from Phillips Builders, LLC, of record in Instrument No. 20080501-0044340, Register's Office for Davidson County, Tennessee, dated April 25, 2008, and recorded on May 01, 2008.

Being also known as 525 Griffin Circle, Hermitage, TN 37076-1461.

The property being quitclaimed has the following tax parcel number:

-- 064-16-0-E-043-00CO

Future tax statements should be mailed to the new owner at the following address:

-- Laura Elizabeth Roberts or assignee
525 Griffin Circle, Hermitage, TN 37076

The Grantors do hereby convey, release, and quitclaim all of the Grantor's, Rocky Lee Roberts, rights, title, and interest in and to the above described property and premises to the Grantee, Laura Elizabeth Roberts, and to the Grantee heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

GRANTOR SIGNATURES:

Rocky Lee Roberts

Rocky Lee Roberts
1608 Eno Rd., Dickson, TN 37055

3/5/20
Date

Laura Elizabeth Roberts

Laura Elizabeth Roberts
525 Griffin Circle, Hermitage, TN 37076

3/5/20
Date

STATE OF Tennessee, COUNTY OF Davidson:

On this 5th day of March, 2020, before me, Nathan Burgess, personally appeared Rocky Lee Roberts and Laura ElizabethRoberts known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

NATHAN BURGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FSR
Title

My commission expires: 12-7-2020

NOTICE - THE GRANTEE, AS EVIDENCED BY THEIR SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY AWARE OF THE FACT THAT THE GRANTEE(S) MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE AS TO THE PROPERTY CONVEYED TO THEM IN THIS DEED RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

GRANTEES SIGNATURES

Laura Elizabeth Roberts

Laura Elizabeth Roberts
525 Griffin Circle, Hermitage, TN 37076

3/5/20
Date

STATE OF Tennessee, COUNTY OF Davidson:

On this 5th day of March, 2020, before me, Nathan Burgess, personally appeared Laura Elizabeth Roberts known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Nath Bur
Notary Public

FSR
Title

NATHAN BURGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 12-7-2020

CERTIFICATE OF RESIDENCE

I, Laura Elizabeth Roberts or assignee, do hereby certify that my precise residential address for annual real estate tax statements is the following address:

-- 525 Griffin Circle, Hermitage, TN 37076

Laura Elizabeth Roberts

Laura Elizabeth Roberts or assignee signature

3/5/20

Date

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 AND/OR OTHER GOOD AND VALUABLE CONSIDERATION. JR

Laura Elizabeth Roberts
Affiant

Subscribed and sworn before me, this 5 day of March, 2026

Notary

NATHAN BURGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY