Karen Johnson Davidson County
Batch# 410924 DEEDQC
06/05/2020 10:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200605-0057998

QUITCLAIM DEED

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 05/26/2020

Notary Public

COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Bryan Roberts and Brittani Roberts	Same Addres as New Owners	172 12 0B 064.00
(Name) 4840 Redcastle Ridge Nashville, TN 37211		
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Brittani Roberts, a married woman, hereinafter referred to as Grantor(s), hereby quitclaim to Bryan Roberts and Brittani Roberts, husband and wife, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Cluster Lot Development, Winfield Park, Phase 2, Section 1, Revision 1, of record in Plat Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Frank Avila and wife, Laura Avila by Warranty Deed from Michael A. Gustafson and wife, Jill Gustafson, dated December 29, 2009 and filed in Instrument Number 20091231-0118951, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Frank Avila by Quitclaim Deed from Laura Avila, dated December 29, 2009 and filed in Instrument Number 20100113-0003186, said Register's Office.

And further being the same property conveyed to Brittani Roberts, a married woman, by Warranty Deed from Frank Avila and wife, Laura Avila, dated May 12, 2020 and recorded May 21, 2020 in Instrument Number 20200521-0052729, in said Register's Office of Davidson County, Tennessee.

The real property conveyed hereby is improved with a property address of: 4840 Redcastle Ridge, Nashville, TN 37211. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Brittani Roberts has hereunto set his/her/their signature, on this, the 19th day of May, 2020.

Brittani Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brittani Roberts, the bargainor, 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 official seal, this the 19th of May, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY