This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 474376 DEEDQC
09/11/2020 01:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200911-0104031

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kristin James
Affiant Signature

Subscribed and sworn to before me on this the 11 day of September, 2020

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Phil E. Roberts
3104 Harborwood Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
Phil E. Roberts
3104 Harborwood Dr.
Nashville, TN 37214

MAP AND PARCEL NUMBER: 108120B00300CO

QUITCLAIM DEED

20NT02027

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Phil E. Roberts and Sherita S. Roberts, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Phil E. Roberts, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Harborview, Section One, Phase 1-A, of record in Book 6900, Page 583, amended in Book 9096, Page 760, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phil E. Roberts and Sherita S. Roberts, husband and wife, by Warranty Deed from Glenn Tyrney and Jessica Elizabeth Tyrney, husband and wife, dated 05/12/2015 and recorded 05/26/2015 as Instrument No. 20150526-0048165; as corrected by Scrivener's Affidavit recorded on 06/25/2015 as Instrument No. 20150625-0061325, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3104 Harborwood Dr, Nashville, TN 37214

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 our hands this 11 day of September, 2020.

Phil E. Roberts

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phil E. Roberts,** the within named bargainer, 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 at office, this 11 day of September, 2020.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission expires: 03/08/2021.

Sherita S. Roberts

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sherita S. Roberts,** the within named bargainer, 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 at office, this 10 day of September 2020

Notary Public



My Commission expires: 03 / 08 / 2021

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license 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.**

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024