THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
John and Angelica Roberts
306 Carlton Place
Goodlettsville TN 37072

Karen Johnson Davidson County
Batch# 508913 DEEDQC
11/04/2020 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201104-0129343

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QUITCLAIM DEED

Taking out of Trust Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John William Roberts, III and Angelica Bonifacio Roberts, Co-Trustees of the AJ Roberts Family Trust U/A/D October 25, 2018**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **John William Roberts, III and Angelica Bonifacio Roberts, as Tenants by the Entirety** of 306 Carlton Place, Goodlettsville TN 37072, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Goodlettsville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase Two – Section Four, Charleston Square of record in Plat Book 6900, Page 725, Surveyors Certificate of correction recorded in Book 7665, Page 366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID No: 018 07 0 155.00

Also known by street and number as: **306 Carlton Place, Goodlettsville TN 37072**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded with Instrument No. 201907020064428 in the Registry's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 27th day of October, 2020.

John William Roberts, Co-Trustee

Angelica Bonifacio Roberts, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of October, 2020, before me, the undersigned officer, personally appeared **John William Roberts, III and Angelica Bonifacio Roberts**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

John William Roberts, III

Angelica Bonifacio Roberts

State of Tennessee
County of Davidson

Subscribed and sworn before me this 27th day of October, 2020.

Notary Public

My Commission expires: 2/20/2023

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Joannie Perez, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022