Karen Johnson Davidson County
Batch# 611549 DEEDQC
04/09/2021 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210409-0047719

# QUITCLAIM DEED

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 THE 5 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

Y-SB-VRES-21-1918

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mitchell Lynn Roberts and Pamela R. Roberts** | **New Owner** | |
| (NAME) | (NAME) | **104-16-084.00** |
| **1918 Ashwood Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE MICHELLE BESS AND WENDY BESS BRUZEWSKI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL LYNN ROBERTS AND WIFE, PAMELA R. ROBERTS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:Land in Davidson County, Tennessee, being the East part of Lot No. 127 on the Map of the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.Said part of Lot No. 127 fronts 50.2 feet on the North side of Ashwood Avenue and runs back between lines 175 feet, more or less, to an alley on which it measures 52.4 feet.

Being the same property conveyed to Emily P. Roberts by Warranty deed from Joseph Bradley Street et ux, Patricia Ann Street of record in Book 4056, page 637, Register's Office for Davidson County, Tennessee, dated September 14, 1966 and recorded on September 15, 1966.

Being the same property conveyed to Mitchell Lynn Roberts and Stephen F. Bess and Emily P. Roberts, as joint tenants with the right of survivorship, not as tenants in common by Quitclaim deed from Emily P. Roberts, unmarried of record in Instrument No. 20070319-0032828, Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 19, 2007.

Being the same property conveyed to Mitchell Lynn Roberts and Stephen F. Bess, as tenants in common, by Quitclaim deed from Mitchell Lynn Roberts and Stephen F. Bess, surviving joint tenants of record in Instrument No. 20101112-0090712 Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 12, 2010. Stephen F. Bess having since died on January 7, 2017, leaving a Last Will and Testament, which was admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P-135.

Being the same property conveyed to Stephen Franklin Bess, Jr., Stephanie Michelle Bess, and Wendy Bess Bruzewski by Executor's Quitclaim deed from Stephen Franklin Bess, Jr., Executor of the Estate of Stephen Franklin Bess, Sr. of record in Instrument No. 20170803-0079394 Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on August 03, 2017.

Being the same property conveyed to Mitchell Lynn Roberts and wife, Pamela R. Roberts by Quitclaim deed from Mitchell Lynn Roberts and Stephen F. Bess, Jr. a/k/a Stephen Franklin Bess, Jr. a/k/a Stephen F. Bess of record in Instrument No. 20170822-0085976 Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 22, 2017.

This is **improved** property known as: **1918 Ashwood Ave, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 5 day of April, 2021.

Stephanie Michelle Bess

~~Wendy Bess Brezewski~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Michelle Bess and ~~Wendy Bess Brezewski,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Witness my/our hand(s) this the 5 day of April, 2021.

Stephanie ~~Michelle~~ Bess

Wendy Bess Bruzewski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Stephanie Michelle Bess~~ and Wendy Bess Bruzewski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5 of April, 2021.

Notary Public
My Commission Expires: 10/2/2025
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM