QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 685061 **DEEDQC**
07/28/2021 10:31:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210728-0101401

MJ-SB-CHM-21-1201

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 15th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW
2012 21ST AVE. S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CHESTERTON HOLDINGS, LLC, A TENNESSEE LIIMITED LIABILITY COMPANY	NEW OWNER	
(NAME) **P.O. BOX 3064,**	(NAME)	**071-16-0-242.00**
(ADDRESS) **CHAPEL HILL, NC 27515**	(ADDRESS)	
(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, **RODOLFO ENRIQUE ROBLES AND ERIN ROBLES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHESTERTON HOLDINGS, LLC, A TENNESSEE LIIMITED LIABILITY COMPANY** 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 tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lots Nos. 243 and 244 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 243 and 244 front together 60 feet on the Easterly side of North Seventh Street, and run back between parallel lines, with the Northerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Evelyn B. Crook by Quitclaim deed from Gloria Jean Jones of record in Instrument No. 20150724-0072851 Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on July 24, 2015. (Value of consideration shown in aforementioned deed $0.00.) Property also known as 1201 N 7th Street, Nashville, TN 37207.

Said Evelyn B. Crook became deceased on November 2, 2020 leaving Last Will and Testament filed for Probate in Docket No. 20P2063, Chancery court of Davidson County, Tennessee.

Being the same property conveyed to Rodolfo Enrique Robles and Erin Robles, husband and wife, by Warranty Deed from Victoria James Duncan of record in Instrument No. 20210721-0097841 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1201 N 7th Street, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 15 day of July, 2021.

Rodolfo Enrique Robles

As Attorney In Fact For Erin Robles

Erin Robles by Rodolfo Enrique Robles, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODOLFO ENRIQUE ROBLES, 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 15th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODOLFO ENRIQUE ROBLES , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIN ROBLES , and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN ROBLES.

Witness my hand and official seal, this the 15th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. S.
NASHVILLE, TN 37212