Karen Johnson Davidson County
Batch# 723885 DEEDQC
09/27/2021 08:26:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210927-0128974

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **James Claybrooks and Dantwan Claybrooks** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **TaRita Roberts,** (Grantee), a married woman, all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled Sylvan Heights, Phase One, of record in Book 6900, Page 663, as amended in Book 6900, Page 676, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantors herein by Affidavit of Heirship of record at Instrument No 20180208-0012958 in the Register's Office of Davidson County, TN. *Grantors warrant that this property has not been used as their primary residence.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 23rd day of **August, 2021.**

James Claybrooks

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public in and for said state and county, **James Claybrooks,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **August, 2021.**

Evelyn R Yeargin
Expires 5-02-2022

EVELYN R YEARGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN TESTIMONY WHEREOF I/we have executed this instrument the 23rd day of **August, 2021.**

Dantwan Claybrooks

Dantwan Claybrooks

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public in and for said state and county, **Dantwan Claybrooks,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of **August, 2021.**

Evelyn R. Yeargin
Expires 5-02-2022

EVELYN R YEARGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF
COUNTY OF

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 23rd day of **August, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/23/2024

WENDY HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

PROPERTY ADDRESS:	**201 Errol Lane, Nashville, TN 37209**
TAX PARCEL NO.:	**091 05 0A 006.00**
PROPERTY OWNER:	**TaRita Roberts**
OWNER'S ADDRESS:	**201 Errol Lane, Nashville, TN 37209**
MAIL TAX BILLS TO:	**TaRita Roberts, 201 Errol Lane, Nashville, TN 37209**