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**Prepared from Information provided from parties without the benefit of a Title Search**

**Instrument Prepared By:**

**Esquire Title & Escrow, Inc.**
**30 Burton Hills Blvd., Suite 200**
**Nashville, TN 37215**

The Actual Consideration or Value, whichever is greater, for this transfer is **$ -0-**

Affiant

Subscribed and sworn to before me this 14th day of **October, 2021.**

Notary Public

My Commission Expires: 4-17-2024

JOE WEYANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**QUITCLAIM DEED**

Address New Owner:
**Eleanor K. Roberts**
**303 Bonnacroft Drive**
**Hermitage, TN 37076**

Send Tax Bills To:
**SAME**

Map-Parcel Numbers:
**07513021100**

**FOR AND IN CONSIDERATION** of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Brandy Lynn Vasquez** by these presents does hereby transfer and quitclaim and convey unto **Eleanor K. Roberts, unmarried,** her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Being Lot No. 159 Hermitage Hills, Section 1, as shown by plat of record in Plat Book 2900, Page 48-49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Billy Anderson by deed dated October 17, 2017 from Betty Lou Taylor, Substitute Trustee of record in Instrument No. 20171113-0116352, Register's Office for Davidson County, Tennessee. The said Billy Anderson, also known as Billy Ray Anderson, has since died intestate on January 29, 2019 survived by his wife, Pauline Anderson and children, Cheryl Lynn Anderson and Torina Denise Anderson-Sykes. See Probate File Case No. 2019-PR-419, Rutherford County Probate Court.

Being the same property conveyed to Concepcion Gael Perez Ramirez and Dayani Penate, husband and wife by deed from Pauline Anderson, Cheryl Lynn Anderson and Torina Denise Anderson-Sykes of record in Instrument No. 20190712-0068212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eleanor K. Roberts, unmarried by deed dated June 29, 2020 from Concepcion Gael Perez Ramirez and Dayani Penate, husband and wife of record in Instrument No. 20200710-0075762, Register's Office for Davidson County, Tennessee.

Brandy Lynn Vasquez executes this instrument for the purposes of conveying any and all interest she may have acquired as the daughter of Billy Ray Anderson.

Karen Johnson Davidson County
Batch# 739707 **DEEDQC**
10/20/2021 08:20:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211020-0140492

This is improved property, **303 Bonnacroft Drive, Hermitage, TN 37076**

**WITNESS** my hand this 14th day of **October, 2021.**

**Brandy Lynn Vasquez**

State of **Tennessee**
County of Montgomery

On this 14th day of **October, 2021**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Brandy Lynn Vasquez** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

**WITNESS** my hand this 14th day of **October, 2021.**

Notary Public

My Commission Expires: 4-19-24

JOE WEIANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY