Karen Johnson Davidson County
Batch# 807096 DEEDQC
02/17/2022 09:46:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220217-0018428

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **CRT FILE: 211238843**	STATE OF TENNESSE COUNTY OF DAVIDS The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of February, 2022. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Megan Rose Laux 857 Forest Acres Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 146 14 0 025.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Megan Rose Laux, individually and as the Executrix of the Estate of Rosalyn R. Robbins and Elizabeth Anne Robbins,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Megan Rose Laux and Matthew Laux, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Forest Acres Subdivision Section Three of record in Book 1424, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosalyn R. Robbins, by Quitclaim Deed from Thomas S. Robbins, III of record in Instrument No. 20090910-0084966, in the Register's Office of Davidson County, Tennessee, dated August 05, 2008 and recorded on September 09, 2009. Said Rosalyn R. Robbins and Thomas S. Robbins, III having since divorced at Docket No. 07D-299 in the Fourth Circuit Court for Davidson County, Tennessee.

Rosalyn R. Robbins having died March 18th, 2021 in Davidson County, Tennessee. Last Will and Testament of Rosalyn R. Robbins probated in the Seventh Circuit Court for Davidson County, Tennessee. See Probate Case No. 21P1490. Last Will and Testament of Rosalyn R. Robbins devised the subject property to Megan Rose Laux and Elizabeth Anne Robbins. Megan Rose Laux and Elizabeth Anne Robbins being the sole heirs of Rosalyn R. Robbins. See also Affidavits of

Heirship of record in Instrument No._____ and Instrument No._____, Register's Office of Davidson County, Tennessee.

Grantors have never lived at the subject property as a primary, marital residence.

This is property known as 857 Forest Acres Drive Nashville, TN 37220.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February 2022.

Megan Rose Laux

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Megan Rose Laux**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of February 2022.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2025

Notary Public
My Commission Expires: _____

Estate of Rosalyn R. Robbins

By: Megan Rose Laux

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Megan Rose Laux, Executrix of the Estate of Rosalyn R. Robbins**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 10th day of February, 2022

Notary Public
My Commission Expires

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Elizabeth Anne Robbins

Elizabeth Anne Robbins

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Elizabeth Anne Robbins**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of February 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023