Karen Johnson Davidson County
Batch# 828282 DEEDQC
03/24/2022 03:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220324-0034318

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280374144

This document prepared by:
JOHN O. WINDSOR, ESQ.,
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 033-04-0-055-00

QUITCLAIM DEED

THIS DEED made and entered into on this 13th day of December, 2021, by and between **WILLIAM ALLEN ROBERTS, JR., A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HIS SPOUSE, SHANNA RENEE BASKIN-ROBERTS,** a mailing address of 508 Alta Loma Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **WILLIAM ALLEN ROBERTS, JR. and SHANNA RENEE BASKIN-ROBERTS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** a mailing address of 508 Alta Loma Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEING LOT NO. 40 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 4, AS OF RECORD IN BOOK 2133, PAGE 43 AND 44, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 40 FRONTS 90 FEET ON THE EASTERLY SIDE OF ALTA LOMA ROAD AND RUNS BACK 380.1 FEET ON THE NORTHERLY LINE AND 350 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 160.9 FEET THEREON.

Property Address: 508 Alta Loma Road, Goodlettsville, TN 37072

BEING THE SAME PROPERTY CONVEYED TO WILLIAM ALLEN ROBERTS, JR., AN UNMARRIED MAN, BY WARRANTY DEED, FROM THE VERA ALPHA MAYS SURVIVOR TRUST, ESTABLISHED UNDER THE HOUSTON B. MAYS AND VERA ALPHA MAYS TRUST U/A/D MAY 10, 2000 RECORDED MARCH 27, 2012 AS INSTRUMENT #20120327-0026062, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William Allen Roberts Jr

WILLIAM ALLEN ROBERTS, JR.

Shanna Renee Baskin-Roberts

SHANNA RENEE BASKIN-ROBERTS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, WILLIAM ALLEN ROBERTS, JR. and SHANNA RENEE BASKIN-ROBERTS, the within named Grantor, 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 seal, at office in Davidson, this 13th day of December, 2021.

Deborah L Gaunt

Notary Public
My Commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

William Allen Roberts Shanna Renee Baskin Roberts
Affiant

Print Name: William Allen Roberts JR Shanna Renee Baskin Roberts

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13th day of December, 2021.

Deborah L Gaunt
Notary Public
My Commission Expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Name and address for person(s) responsible for taxes:

WILLIAM ALLEN ROBERTS, JR. and SHANNA RENEE BASKIN-ROBERTS
508 Alta Loma Road
Goodlettsville, TN 37072

Name and address of property owner:

WILLIAM ALLEN ROBERTS, JR. and SHANNA RENEE BASKIN-ROBERTS
508 Alta Loma Road
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICTY

I, Amy J Gishbaugher, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/13/2021.

Date

Affiant Signature

3/17/22

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 17th day of MARCH, 2022

Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries