QUITCLAIM DEED

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 20th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LF-QCD-22-2789

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tiffany Renee Robinson	**NEW OWNER**	
(NAME) **2789 Old Matthews Road,**	(NAME) **1419 Sprucedale Dr**	**05916022600**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Antioch, TN 37013**	
(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, **ELAINE ROBERSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TIFFANY RENEE ROBINSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th Civil District Annexed, Davidson County, Tennessee, being Lot No. 223 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elaine Roberson by Warranty Deed dated May 19, 1975 and recorded May 27, 1975 of record in Book 4915, Page 764, 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: **2789 Old Matthews Road, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 893533 **DEEDQC**
07/25/2022 02:07:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220725-0084825

Witness my/our hand(s) this the ____ day of 20th July, 2022

Elaine Roberson

Elaine Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE ROBERSON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2022.

Brittany Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212