Karen Johnson Davidson County
Batch# 947267 DEEDQC
12/05/2022 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221205-0126615

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 2nd DAY OF December 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

G-VRES-22-1808-106

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)
Spencer G. Roberts and Jackson R. Roberts	**New Owners**	
(NAME)	(NAME)	
1808 State St #106		**092-12-0A-106.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 and pursuant to TCA § 35-7-101, the custodianship having terminated as both Grantees have attaned the age of twenty-one years of age, **JOHN R. ROBERTS, SR., AS CUSTODIAN FOR SPENCER G. ROBERTS, AND JOHN R. ROBERTS, SR, AS CUSTODIAN FOR JACKSON R. ROBERTS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SPENCER G. ROBERTS AND JACKSON R. ROBERTS** 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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 106 in a Horizontal Property Regime established under the Master Deed of State House Manor of record in Book 7333, Page 56, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Caitlin R. Jennings, John R. Roberts, Jr., Charles F. Roberts, John R. Roberts, Sr., as custodian for Spencer G. Roberts, and John R. Roberts, Sr., as custodian for Jackson R. Roberts, under the Tennessee uniform transfers to minors act, each one-fifth (1/5th) undivided interest, by Quitclaim Deed from R-5 Investments, A General Partnership composed of Charles Edward Roberts, Jr., Pamela Roberts Allen, John R. Roberts, Sr., Jan Roberts Caldwell and Suzanne Roberts of record in Instrument No. 20141223-0117469 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 23, 2014.

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: **1808 State St #106, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 2nd day of Dec, 2022.

Custodian for Spencer G. Roberts

BY: _____
John R. Roberts, Sr.
Custodian

Custodian For Jackson R. Roberts

BY: _____
John R. Roberts, Sr.
Custodian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Roberts, Sr., Custodian of the property of Spencer G. Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of Dec, 2022.

_____
Notary Public

My Commission Expires: 3-18-23

TRACEY REED
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Roberts, Sr., Custodian of the property of Jackson R. Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd day of Dec, 2022.

_____
Notary Public

My Commission Expires: 3-18-23

TRACEY REED
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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

I, Logan Bell, 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 12/2/2022 (date of document).

Affiant Signature

Date 12-5-22

State of TN

County of Davidson

Sworn to and subscribed before me this 5 day of Dec, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY