# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1060516 DEEDQC
10/13/2023 02 21 43 PM 2 pgs
Fees: $12 00 Taxes $0 00

20231013-0080446

G-OHCU-23-70-

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 4th DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Melanie A. Roberts** | New Owner | |
| (NAME) | (NAME) | **064-11-0A-041 00-CO** |
| **704 N Chestnut Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (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, **MATTHEW S. ROBERTS AND MELANIE A. ROBERTS,** Married, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MELANIE A. ROBERTS,** Married 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 Davidson County, Tennessee, being Lot No. 41 on the Plan of Caleb Chase, a Planned Unit Development of record in Plat Book 6250, Page (s) 821 and 822, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Matthew S Roberts and Melanie A Roberts, husband and wife by Warranty deed from Sandra R. Sanders, unmarried of record in Instrument No 20180628-0062378 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 28, 2018

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 **704 N Chestnut Court, Hermitage, Tennessee 37076**

Witness my/our hand(s) this the 4 day of October, 2023

Matthew S Roberts

Melanie A Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE A ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

**RETURN TO:**

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