Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 1060840 DEEDQC
10/16/2023 11 53 00 AM 3 pgs
Fees $17 00 Taxes $0 00

20231016-0080903

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Robert B. Thomas and Roxanne Roske, Co-Trustees
Robert B. Thomas and Roxanne Roske Living Trust
1565 Timber Ridge Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map and Parcel No.
08414011100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Robert B. Thomas and Roxanne Roske, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Robert B. Thomas and Roxanne Roske, Co-Trustees, of The Robert B. Thomas and Roxanne Roske Living Trust dated August 13, 2009** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of WALNUT GROVE, as shown by plat of record in Plat Book 2133, Page 87, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to **Robert B. Thomas and Roxanne Roske, husband and wife**, by Warranty Deed dated March 24, 2015, from **Houston Eron Cantrell unmarried, and Benny M. Cantrell and Lisa Ferrell Cantrell, husband and wife**, recorded in Instrument No. 20150402-0029060, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **226 Amherst Drive, Nashville, TN 37214.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of October 2023.

Robert B. Thomas

Roxanne Roske

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Robert B. Thomas**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October 2023.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Roxanne Roske**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October 2023.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9th day of October 2023.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY