QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Florida ✱O.H.
COUNTY OF ~~DAVIDSON~~ Palm Beach ✱O.H.
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

John R Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 02-07-2026

(AFFIX SEAL)

O'Riley Hyatt
Commission # HH 225645
Commission Expires 02-07-2026
Bonded Through - Cynanotary
Florida - Notary Public

Karen Johnson Davidson County
Batch# 1107278 DEEDQC
03/04/2024 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014938

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1256 THOMAS STREET LLC (NAME)	**NEW OWNER** (NAME)	**105-04-0-157.00**
959 BOLENDER DRIVE DELRAY BEACH, FL 33483 (ADDRESS)	**959 BOLENDER DRIVE DELRAY BEACH, FL 33483** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of February, 2024, the undersigned, **JOHN ROBERTS, A SINGLE PERSON** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **1256 THOMAS STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1256 THOMAS STREET, NASHVILLE, TENNESSEE 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 40 on the Plan of Trimble's Addition to South Nashville, as shown on plan of record in Book 57, Page 53, Register's Office of Davidson County, Tennessee. Said one half lot No. 40 fronts 25 feet on the Easterly side of Thomas Street and runs back between parallel line 120 feet to an alley.

Being the same property conveyed to John Roberts, by Warranty Deed from BM Builders LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20220311-028237, dated February 28th, 2022, and recorded on March 11th, 2022, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1256 Thomas Street, Nashville, Tennessee 37210.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 16 day of February, 2024.

GRANTOR: JOHN ROBERTS

SIGNER: JOHN ROBERTS

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Palm Beach)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JOHN ROBERTS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of February, 2024.

Notary Public

08-07-2026
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **February 16, 2024**.

Affiant Signature

3/04/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **4th** day of **March**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).