Karen Johnson Davidson County
Batch# 1107306 DEEDQC
03/04/2024 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014974

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: 02-07-26

(AFFIX SEAL)

O'Riley Hyatt
Commission # HH 225845
Commission Expires 02-07-2026
Bonded Through - Cynanotary
Florida - Notary Public

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)
NAPOLEON 1412 LLC (NAME)	**NEW OWNER** (NAME)	**071 14 3B 006.00 CO**
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** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **NAPOLEON 1412 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 **1412 NAPOLEON STREET, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, together with the appurtenant interest in the common elements of Veritas, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for Veritas Nashville, a Planned Unit Development, of record as Instrument No. 20220401-0038293, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Raven, of record as Instrument No. 20221228-0133029, said units being depicted on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to John Roberts, by Special Warranty Deed from 1110 Baptist Partners, a Tennessee General Partnership, of record as Instrument No. 20231003-0077477, dated September 22nd, 2023, and recorded on October 3rd, 2023, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1412 Napoleon Street, Nashville, Tennessee 37207.

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

O.H ✱
Florida
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Palm Beach ✱ O.H.

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 15th day of February, 2024.

Notary Public

02-07-2026
My Commission Expires

202403040014974

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, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

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