THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

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 April, 2024.

Notary Public
My Commission Expires: 9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1119086 DEEDQC
04/04/2024 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240404-0024005

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| KH Robertson Investments, LLC<br>1 Silver Pine Dr<br>Newport Coast, CA 92657 | New Owner | 091-09-2F-002.00-CO |
| | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen Hall, married** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **KH Robertson Investments, LLC, a Texas limited liability company** ("Grantee"), its heirs and assigns, all of her right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. 2, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 5923 Robertson, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Plat at Instrument No. 20181211-0120283, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.**

**Being the same property conveyed to Karen Hall, a married woman, as her sole and separate property by Warranty Deed from James Michael Shelton and Simone Amber Bunsen, husband and wife, dated September 12, 2022 and filed for record on September 15, 2022 in Instrument No. 20220915-0102962, Register's Office for Davidson County, Tennessee.**

**Grantor's spouse does not in the execution of this Deed due to the property never having been their primary marital residence.**

**All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.**

This is improved property known as 5925 Robertson Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 25th day of March, 2024.

**GRANTOR(S):**

Karen Hall

**Karen Hall**

STATE OF California
COUNTY OF Orange

On this the 25th day of March 2024, before me personally appeared Karen Hall, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of March 2024.

Nicholas Panos
Notary Public

My Commission Expires: April 29th, 2024

(SEAL)

NICHOLAS PANOS
Notary Public - California
Orange County
Commission # 2325913
My Comm. Expires Apr 29, 2024

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 March 25, 2024.

Affiant
Date: April 4, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY