Karen Johnson Davidson County
Batch# 1124917 DEEDQC
04/19/2024 11:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240419-0028196

After recording return to:
QuickSilva Title & Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2024-1069

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 110-03-0A-075.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 15 day of April, 2024 by and between **Chelsea Leeann Roberts and Austin Roberts, wife and husband,** residing at 2861 Lakeside Meadows Circle, Mt. Juliet, TN 37122, hereinafter referred to as Grantor(s) and **Austin Roberts, a married man,** residing at 2861 Lakeside Meadows Circle, Mt. Juliet, TN 37122, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2861 Lakeside Meadows Circle, Mt. Juliet, TN 37122

Being the same property conveyed to Chelsea Leeann Roberts and Austin Roberts, wife and husband by Deed dated July 11, 2022, recorded July 18, 2022, in Instrument Number 20220718-0082171, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Chelsea L. Roberts

Chelsea Leeann Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Chelsea Leeann Roberts**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15 day of April, 2024.

Notary Public

My Commission expires: 08/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Austin Roberts

Austin Roberts

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Austin Roberts**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tenn, this 15 day of Nashville, 20 24.

Notary Public

My Commission expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Mark Silva, Agent

STATE OF Massachusetts
COUNTY OF Middlesex

Subscribed and sworn to before me this 15 day of April, 2024.

Notary Public
My Commission Expires: 5-24-2030

ANITA L. McQUINN
MY COMMISSION EXPIRES
MAY 24 2030
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

Name and address for person(s) responsible for taxes:

Austin Roberts
2861 Lakeside Meadows Circle
Mt. Juliet, TN 37122

Name and address of property owner:

Austin Roberts
2861 Lakeside Meadows Circle
Mt. Juliet, TN 37122

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of The Final Plat of Phase 3, Lakeside Meadows, A Cluster Lot Development of record in Plat at Instrument No. 20150406-0029421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel ID No.: 110-03-0A-075.00

Property commonly known as: 2861 Lakeside Meadows Circle, Mt. Juliet, TN 37122

Certificate of Authenticity

I, Jessica Christofaro, 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 April 15, 2024.

Date

Affiant Signature

April 19, 2024
Date

State of Massachusetts
County of middlesex

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: 5-24-2030
Date

Notary's Seal (if on paper)

ANITA L. McQUINN
MY COMMISSION EXPIRES
MAY 24 2030
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC