ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Moneda Ruble	New Owner	142 02 0 102.00
14636 Crystal View Lane		
Jacksonville, FL 32250		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Moneda Ruble (hereinafter referred to as the "Grantor") do hereby reserve a life estate unto myself and quitclaim and convey unto Grant Robertson, my son, (hereinafter referred to as the "Grantee") all of the remainder interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee being Lot No. 103 on the Plan of Cross Timbers, Section III, as of record in Book 4175, Page 21, Register's Office for said County, described as follows:

Said Lot No. 103 fronts 82 feet on the westerly side of Carriage Drive and extends back 166.9 feet on the northerly line, 102.2 feet on the southerly line to a dead line in the rear which it measures 117 feet thereon.

Being the same real property conveyed to Moneda Ruble, a married person, by quitclaim deed from Marty L. Ellis, of record in Instrument No. 20150624-0060527, Register's Office for Davidson County, Tennessee.

This is improved property known as part of 133 Carriage Drive, Nashville, Tennessee 37221.

Karen Johnson Davidson County
Batch# 1129030 DEEDQC
04/30/2024 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240430-0031437

(STATE OF Florida)
(COUNTY OF St. Johns)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(Moneda Ruble
(Affiant
(Subscribed and sworn to before me
(this 24th day of April, 2024.
(Patricia H. Gray
(Notary Public
(My Commission Expires: 2-21-2028
(

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this 24th day of April, 2024.

Moneda Ruble
Moneda Ruble

STATE OF Florida }
COUNTY OF St. Johns }

On this 24th day of April, in the year 2024, before me the undersigned, personally appeared Moneda Ruble, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 24th day of April, 2024.

Patricia H. Gray
Notary Public

My Commission Expires: 2-21-2028

PATRICIA H. GRAY
Commission # HH 457378
Expires February 21, 2028

Certificate of Authenticity

I, Robert J Notestine II, 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 24, 2024.

AFFIANT SIGNATURE

4/30/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of April, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY