Karen Johnson Davidson County
Batch# 1132899 DEEDQC
05/09/2024 12:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240509-0034251

QUITCLAIM DEED	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 2nd day of May, 2024. Notary Public My Commission Expires: 9/2/2024

RYAN LAMB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner as:	Tax Bill To:	Map / Parcel
James D.R. Roberts and Mary Katheryn Jackson Roberts 603 Bruce Road, Dickson, Tennessee 37055	**New Owner**	**145 09 0 062.00**

This instrument prepared by: Notestine Law Firm, Attorneys 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.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **James D.R. Roberts, Jr.,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **James Daniel Richardson Roberts, Jr., and Mary Kathryn Jackson Roberts, husband and wife, as tenants by the entirety** (hereinafter referred to as "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being lot No. 3 on the Plan of Tyne Valley Estates Resubdivison of Lot 50 of Section 2, Lot 49 of section 3, and Reserved Parcel of Section 7 of record in Book 7900, pages 223, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James D.R. Roberts, Jr. by deed from Edgar M. Rothschild, the third and Cynthia M. Rothschild by deed of record in Instrument No. 20040317-0030439, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as part of Lot 3 Kenesaw Drive, Nashville, Tennessee, 37215.

This is the same legal description found in the last Instrument of record.

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 this 7 day of May 2024.

GRANTOR:

James D.R. Roberts, Jr.

STATE OF Tennessee }
COUNTY OF Davidson }

On this 2nd day of May, in the year 2024, before me the undersigned, personally appeared James Daniel Richardson Roberts, Jr., 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 he executed it.

WITNESS my hand and official seal or stamp, this 2nd day of May, 2024.

Ryan Lamb
Notary Public

RYAN LAMB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/2/2024

Certificate of Authenticity

I, Robert J Votesine III, 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 May 2, 2024.

AFFIANT SIGNATURE

5/9/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 9th day of May, 2024.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025