Karen Johnson Davidson County
Batch# 1132908 DEEDQC
05/09/2024 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034252

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**	**104 06 0K 108.00**

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:

The improved property known as 108 St. Charles Place, Nashville, Tennessee, 37212. This estate being specifically defines as: Land in Davidson County, Tennessee, being unit No. 108 on the Plan of St. Charles Place Condominium of record book 6452, pages 90-916, Register's Office, Davidson County, Tennessee, together with an undivided interest in the common elements of St. Charles Place Condominium Association, all as described in Book 6488, Page

595, as recorded in Book 6452, page 864, and as amended in Book 6488, Page 833, said Register's Office.

Being the same property conveyed to James D.R. Roberts, Jr. by Alicia Anne Roberts, now Alicia Anne Jones, by quitclaim deed recorded in Book 10162, Page 16, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 108 St. Charles Place, Nashville, Tennessee, 37212.

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 2 day of May 2024.

GRANTOR:

James Daniel Richardson 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.

Notary Public

RYAN LAMB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/2/2024

Certificate of Authenticity

I, Robert J Votsmire 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