AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane, Suite B
North Ridgeville, OH 44039
File No. FS2403106518

Karen Johnson Davidson County
Batch# 1133268 DEEDQC
05/10/2024 08:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240510-0034399

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

Tax ID No.: 052-13-0-049.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 25 day of April, 2024, by and between **Harrison McHaney Roberts, an unmarried man** and **Anne Marie Roberts, an unmarried woman, who acquired title as husband and wife,** residing at 2618 Miami Avenue, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Anne Marie Roberts, an unmarried woman,** residing at 2618 Miami Avenue, Nashville, TN 37214, 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: 2618 Miami Avenue, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/24/2020 under Instrument Number: 20200824-0095739 in the Register's Office 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.

Harrison McHaney Roberts

STATE OF VIRGINIA
COUNTY OF HENRICO

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Harrison McHaney 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 HENRICO, UPS STORE, this 15th day of APRIL, 2024.

Notary Public

My Commission expires: 05/31/2027

GAUTAM SAPRA
NOTARY PUBLIC
REG # 8060835
MY COMMISSION EXPIRES
5/31/2027
COMMONWEALTH OF VIRGINIA

Anne Marie Roberts

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Anne Marie 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 TN, this 25 day of Apr., 2024.

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: Anne Marie Roberts

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 25 day of April, 2024.

Notary Public
My Commission Expires: 09/08/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Anne Marie Roberts
2618 Miami Avenue
Nashville, TN 37214

Name and address of property owner:

Anne Marie Roberts
2618 Miami Avenue
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson county, state of Tennessee, Described as follows, to-Wit:

Land in Davidson county, Tennessee, being lot no. 41 on the plan of Woodale Grove Annex of record in plat book 547, page (s) 109 and 110, in the register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete Description of the property. Said lot no. 41 fronts 50 feet on the Southeasterly side of Miami Avenue and extends back between parallel lines 150 feet to a dead line.

There is included in the above described real property, but hereby expressly excluded Therefrom, the following parcel of land sold to the metropolitan government of Nashville And Davidson county, Tennessee:

Beginning at a point, said point being the northwest corner of lot no. 41 said point being In the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50-Feet to a point; said point being the Northeast corner of lot no. 41 thence Southerly along the Easterly margin of lot no. 41, 32 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of lot no. 41; thence Northerly along the Westerly line of lot no. 41, 33 feet, more or less, to the point of beginning.

Parcel ID Number: 052-13-0-049.00

Property commonly known as: 2618 Miami Avenue, Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Shaun Dents, 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 4/25/24 (date of document).

SJD

Affiant Signature

5/9/24

Date

State of Ohio

County of Lorain

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

CM

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

