Karen Johnson Davidson County
Batch# 1134253 DEEDQC
05/13/2024 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0035077

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Kathryn V. Roantree
AFFIANT

Subscribed and sworn to before me on this day, May 13, 2024.

Courtney M. Hull
Notary Public

My Commission Expires: _____

COURTNEY M. HULL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Roantree Family Trust
415 Charlesgate Court
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117 09 0C 014.00

QUITCLAIM DEED

Kathryn V. Roantree, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Roantree Family Trust**, dated May 13, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 13, 2024**.

Kathryn V. Roantree

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kathryn V. Roantree**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 13, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/15/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Burlington of record in Plat Book 5200, Page 403 through 406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn V. Roantree, unmarried, from Brandon C. Knox and wife, Elizabeth C. Knox, by deed of record in Instrument No. 20181129-0116564, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 415 Charlesgate Court, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 13, 2024.

Affiant Signature

May 13, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 13, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027