Name and Address of New Owner:
Timothy L. Robertson
903 Matthews Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1143985 DEEDQC
06/06/2024 11:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240606-0042464

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203
Map & Parcel No: 061-10-0-143

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sarah Shields, unmarried**, "the Grantor," convey and quitclaim any interest they have unto **Timothy L. Robertson, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Curley Manor Subdivision as of record in Plat Book 1835, Page 73, Register's Office for Davidson County, Tennessee.

BEGINNING at the Northeast corner of Lot No. 10 of said subdivision thence in a Northwesterly direction along the boundary between Lot 10 and said Lot 11, 237 feet; thence 14 feet in a Northeasterly direction; thence Eastwardly 151.3 feet to the Northwest corner of Lot 12 of said subdivision; thence along the Westerly boundary of Lot No 12, 144.4 feet in a Southeasterly direction to a point in the North margin of Matthews Street thence along Matthews Street in a Southwesterly direction 58 feet to the beginning, described according to a plat of record in Book 1835, Page 73, said Register's Office.

Being the same property conveyed to Timothy L. Robertson and Sarah Shields, husband and wife, by Warranty Deed dated December 16, 2022 from Joseph Aeschliman, an unmarried man, recorded December 22, 2022 in Instrument No. 20221222-0132010 in the Register's Office.

Pursuant to Divorce Decree and Judgment entered December 11, 2023 in the District Court of Utah, Third Judicial Distrcit, Salt Lake County, Sarah Shields and Timothy L. Robertson are no longer married. Sarah Shields waives any claim to the home.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202406060042464

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of June, 2024.

Sarah Shields (SEAL)
Sarah Shields

STATE OF Virginia)
)
COUNTY OF Hanover)

Personally appeared before me, a Notary Public in and for said State and County, Sarah Shields , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Public
My commission expires: 2026-08-31

Notarized by USA Notary using online audio / video communication

AFFIDAVIT OF VALUE

Commonwealth of Virginia)
County of Hanover)
)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah Shields
(Affiant)

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Sworn to and subscribed before me this 5th day of June, 2024.

Notary Public
My commission expires: 2026-08-31

File # 2024-6907-RS

Notarized by USA Notary using online audio / video communication

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 5, 2024 (date of document)

Regina Sullo

Affiant Signature

June 6, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406060042464