QUITCLAIM DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bart Robertson and Carla Robertson	Bart Robertson and Carla Robertson	
(NAME)	(NAME)	
315 Fannin Drive	10417 Brimfield Dr.	01812004500
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Austin, TX 78726	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Robertson, single and Jacy Butcher, single, joint tenants with rights of survivorship, hereinafter called the GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto **Bart Robertson and Carla Robertson, Husband and Wife, hereinafter called the GRANTEES,** their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 39 on the Revised Plan of Mansker Heights, Section 2, as shown on plat of record in Book 3106, page 43, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Matthew Robertson, single, and Jacy Butcher, single, joint tenants with rights of survivorship, by Warranty Deed from Marvin Peraza and Maria Lara, husband and wife, dated January 8, 2021 and filed of record in Instrument No. 20210112-0005397, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1158479 DEEDQC
07/16/2024 10:40:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240716-0053327

Unimproved

This is improved X property, known as 315 Fannin Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 4th day of June, 2024.

Matthew Robertson

Jacy Butcher

State of Texas
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Matthew Robertson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2024.

My Commission Expires: 01/10/2027

Notary Public

CHASE DIAL
Notary Public, State of Texas
Comm. Expires 01-10-2027
Notary ID 134135586

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jacy Butcher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2024.

My Commission Expires: 4/26/26

Notary Public

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY