Karen Johnson
Batch # 1167563
08/12/2024 03:18:14 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240812-0060720

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 SARAH E. ROBERTS, AFFIANT Subscribed and sworn to before me, this 8th day of August 2024. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MATTHEW RALEIGH and SARAH ROBERTS, CO-TRUSTEES 1213 10th Avenue North, Unit 5 Nashville, TN 37208	New Owner	Map and Parcel No.: 081 16 0O 021.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Sarah E. Roberts and Matthew K. Raleigh, wife and husband, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Matthew Raleigh and Sarah Roberts, Co-Trustees of the Roberts and Raleigh Joint Revocable Trust, created August 7, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson State of Tennessee, identified below.

This is improved property known as 1213 10th Avenue North, Unit 5, Nashville, TN 37208, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 21 of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Row on

10th, a Horizontal Property Regime, of record in Instrument Number 20170601-0054368 Corrected at Instrument No. 20171012-0104601; Amended at Instrument Nos. 20180626-0061478 & 20181130-0117111, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sarah E. Roberts and Matthew K. Raleigh, wife and husband, from Cottingham Development, LLC by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20190411-0032969.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of August 2024.

Sarah E. Roberts, Grantor

Matthew K. Raleigh, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sarah E. Roberts**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of August 2024.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES NOVEMBER 3, 2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Matthew K. Raleigh**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of August 2024.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

