Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1168354 DEEDQC
08/13/2024 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240813-0060997

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Andrew F. Robertson and Katherine B. Robertson 166 Oak Valley Drive Nashville, Tennessee 37207	New Owner	060 030 134.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Andrew Robertson and Katherine Blatt**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Andrew F. Robertson and Katherine B. Robertson, as tenants by the entirety** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Oak Valley Drive the common front corners of Lots 22 and 23; thence with the line between said lots southwardly 150.81 feet to a concrete monument at the rear corners of Lots 22, 23 and 24; thence with the line between Lots Nos. 23 and 24, westward 146.65 feet to a point in the easterly margin of Larkspur Drive; thence with said margin of said Drive northwardly 113.47 feet to a concrete monument at the beginning of a curve to the right having a radius of 28.35 feet; thence around said curve northeastwardly 43.94 feet to a concrete monument in the southerly margin of Oak Valley Drive; thence with said margin of said Drive, eastwardly 93 feet to the point of beginning.

Being the same property conveyed to **Andrew Robertson, an unmarried man, and Katherine Blatt, an unmarried woman**, by Warranty Deed dated March 18, 2020, from **1 Public Homes, LLC., a Tennessee limited liability company**, recorded in instrument number 20200330-0033631 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: 166 Oak Valley Drive, Nashville, Tennessee 37207.

(Legal description from prior deed of record).

Andrew Robertson and **Andrew F. Roberston** are one and the same person.

Katherine Blatt and **Katherine B. Robertson** are one and the same person.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of August 2024.

Andrew Robertson

Katherine Blatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Andrew Robertson**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Katherine Blatt**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of August 2024.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 8, 2024.

Affiant Signature

August 8, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of August 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

