Karen Johnson Davidson County
Batch# 1168965 DEEDQC
08/14/2024 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0061825

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 31 day of July, 2024. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Lanercost Holding, LLC c/o KTAG Law 20 Music Square West, Suite 200 Nashville, Tennessee 37203	Send Tax Bills to: New Owner	Tax Parcel ID No. 09402003200

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Andrew DeRoberts and Eleanor DeRoberts, Husband and Wife,** (collectively "Grantor"), by these presents, does hereby quitclaim and convey unto **Lanercost Holding, LLC**, and its heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 283 on the plan of Edgefield Land Company's First Subdivision of record in Plate Book 57, Page 130, 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 Richard Andrews DeRoberts and Eleanor DeRoberts, Husband and Wife, by Warranty Deed of record in Instrument No. 20130510-0047612, said Register's Office.

This is improved property, known as: **1616 Eastside Avenue, Nashville, Tennessee 37206.**

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

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 31st day of July, 2024, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

Richard Andrew DeRoberts

Eleanor DeRoberts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Andrew DeRoberts and Eleanor DeRoberts**, 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 31 day of July, 2024.

Notary Public
My commission expires: _____

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/13/2024 (date of document).

Affiant Signature

8/13/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of August, ____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

