RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1202264 DEEDQC
11/06/2024 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086193

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0..00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of Nov, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Robert Roberts 959 Bolender Dr. Delray Beach, FL 33483	Same as Address of New Owner	071-14-3B-007.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **1256 Thomas Street LLC, A Tennessee limited liabilty company** , hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **John Robert Roberts,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 40, on the Plan of Trimble's Addtition to South Nashville, as shown on plan of record in Book 57, Page 53, Register's Office of Davidson County, Tennessee. Said one half of Lot No. 40 fronts 25 feet on the Easterly side of Thomas Street and runs back between parallel line 120 feet to an alley.

Being the same property conveyed to 1256 Thomas Street, LLC, a Tennessee limited liability company, from John Roberts by Quitclaim Deed dated February 16, 2024 and recorded March 4, 2024 in Instrument #20240304-0014938, said Register's Office.

Being the same property conveyed to John Roberts from BM Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated February 28, 2022 and recorded March 11, 2022, of

record in Instrument #20220311-02837, said Register's Office.

WITNESS MY HAND, this 1st day of November, 2024.

1256 Thomas Street, LLC

BY: _____
John Robert Roberts, Sole Member

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, a Notary Public, of said County and State, John Robert Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of 1256 Thomas Street, LLC, the within named bargainor and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself, as Sole Member.

WITNESS my hand and seal, this 1st day of November, 2024.

_____
Notary Public

ALEX PARUS
Commission # HH 260837
Expires September 24, 2026

Alex Parus
Printed Notary Name

My commission expires: 09/24/2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 1, 24 (date of document).

Jennifer L. Pennell

NOV 5, 24

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

