Karen Johnson Davidson County
Batch# 1202265 DEEDQC
11/06/2024 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086194

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-26152-24

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 7TH 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, **Napoleon 1414, 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 Unit No. 7, together with the appurtenant interest in the common elements of Raven, a horizontal property regime, established by Declaration of Covenants, Conditions, and Restrictions for Veritas Nashville, a planned unit development, of record in Instrument #20220401-0038293, Register's Office for Davidson County, Tennessee, as amended by that First Amendment to Declaration of Raven of record in Instrument #20221228-0133029, with said unit being depicted on Exhibit B to aforementioned declaration, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Napoleon 1414 LLC, a Tennessee limited liability company, from John Roberts by Quitclaim Deed dated February 16, 2024 and recorded March 8, 2024 in Instrument #20240308-0016462, said Register's Office.

Being the same property conveyed to John Roberts from 1110 Baptist Partners, a Tennessee general partnership, by Special Warranty Deed dated November 20, 2023 and recorded November 21, 2023 in Instrument #20231121-0090645, said Register's Office.

Being a portion of the same property conveyed to 1110 Baptist Partners, a Tennessee general partnership, from Alpine Park, GP, a Tennessee general partnership, by Warranty Deed dated September 20, 2021 and recorded September 22, 2021 in Instrument #20210922-0127283, said Register's Office.

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

Napoleon 1414, LLC

BY: John Robert Roberts
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 Napoleon 1414, 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.

ALEX PARUS
Commission # HH 269837
Expires September 24, 2026

Notary Public

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

