Karen Johnson Davidson County
Batch# 1206756 DEEDQC
11/19/2024 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241119-0089894

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tyrone Marquess Robertson** ("Grantor"), hereby remise(s), release(s), convey(s), and quit claim(s) unto **Patricia Robertson,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Co., Inc., dated June 21, 1967, as follows:

Beginning in the center of Drakes Branch Road at a point north 87 degrees 41' west 21 feet, more or less, and south 10 degrees 21' east 163.4 feet and south 4 degrees 44' east 149.11 feet from the southwesterly corner of the property conveyed to Ross Raymer, of record on Book 2748, page 350, Register's Office for said County; thence south 87 degrees 51' 50" east 484.58 to a point, thence south 5 degrees 17' 41" west 360.0 feet to a point; thence north 87 degrees 23' 32" west 410.61 feet to the center of Drakes Branch Road; thence with the center of said Road, north 13 degrees 32' west 28.40 feet to a spike; thence north 8 degrees 30' west 104.14 feet to a spike; thence north 4 degrees 44' west 228.0 feet to the beginning, containing 3.71 acres, more or less.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20010522-0053148** in said Register's Office. Grantor warrants that this is vacant land and not his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18th day of **November, 2024.**

Tyrone Marquess Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 18th day of **November, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of **November, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	4962 Drakes Branch Rd, Nashville, TN 37218
TAX PARCEL NO.:	05800090.00
PROPERTY OWNER:	**Patricia Robertson**
OWNER'S ADDRESS:	**4957 Drakes Branch Road Nashville, TN 37218**
MAIL TAX BILLS TO:	**new owner**

Certificate of Authenticity

I, Holly A Mason, 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 11/18/24.

Affiant Signature

11/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2024

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25