

Karen Johnson Davidson County
Batch# 1218752 DEEDQC
12/20/2024 02:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241220-0099235

THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994



STATE OF Florida)
COUNTY OF Gilchrist)

The actual consideration for this transfer is $0.00.

Michelle Toal
AFFIANT

Subscribed and sworn to before me, this 19 day of December, 2024.

Notary Public

My Commission Expires: 3.6.2027

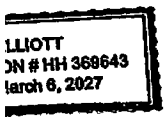
Address New Owners As Follows:
Mary S. Rombokas
1000 Pewter Court
Madison, TN 37115

Send Tax Bills To:
SAME

Map-Parcel Number:
42-07-A-76

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MICHELLE M. TOAL** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **MARY S. ROMBOKAS** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:



Land in Davidson County, Tennessee, being Lot No. 331 of Heritage Square, Phase Three, as of record in Book 5200, Page 539, as revised in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Mary S. Rombokas by Warranty Deed of record as Instrument No. 200007180070997 and to Mary S. Rombokas and Donna K. Romito, Tenants in Common, by Deed of Correction of record as Instrument No. 200008140080108, by Paul Pate and George Stallings, II. The said Donna K. Romito having died on January 28, 2024, and all of her right, title and interest in and to the property having vested by intestacy in Donna K. Romito's heirs-at-law, being namely, Mary S. Rombokas and Michelle M. Toal as described in the Affidavit of Heirship of record as Instrument No. 20241216-0097409, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the previous deed.

This is improved property commonly known as 1000 Pewter Court, Madison, TN 37115.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 19 day of December, 2024.

Michelle M. Toal

STATE OF FLORIDA)
COUNTY OF Gilchrist)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE M. TOAL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of December, 2024.

Notary Public

My Commission Expires: 3.10.2027

LYNN ELLIOTT
MY COMMISSION # HH 369643
EXPIRES: March 6, 2027

4904-8339-4053, v. 5

True Copy Certification

I, Grayson S. Cannon, Esq., 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 Dec. 19, 2024.

Affiant Signature

Date: 12/20/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 11, 2026