Karen Johnson
Batch # 1223200
01/06/2025 08:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250106-0000814

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is an exempt transfer.

SAMANTHA ROBERTS
Affiant

Subscribed and sworn to before me, this 27th day of December 2024.

Justin Gilbert
Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Dylan Rose, LLC 1844 Traditions Circle Brentwood, TN 37027	Dylan Rose, LLC 1844 Traditions Circle Brentwood, TN 37027	087-01-0A-061.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Raymond Roberts and Samantha Roberts, husband and wife, do hereby quitclaim, transfer and convey unto Dylan Rose, LLC, a Tennessee limited liability company, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, in the 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 Raymond Roberts and Samantha Roberts, husband and wife, from Garrett Mercer and Lena Mercer, husband and wife, and Johnathan S. Ferreira and Kyra L. Ferreira, Trustees of the JK Ferreira Family Trust dated August 7, 2012, by Warranty

Deed dated March 20, 2024, and recorded on March 25, 2024, as Instrument No. 20240325-0020558, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4249 Chesney Glen Drive, Hermitage, Tennessee 37076

Witness my hand 27th day of December 2024.

Raymond Roberts, Grantor

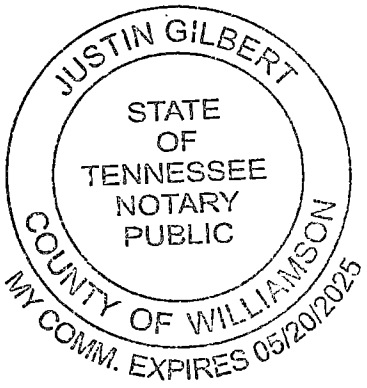
Samantha Roberts, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Raymond Roberts and Samantha Roberts, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 27th, 2024.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025