Karen Johnson Davidson County
Batch# 1239723 DEEDQC
02/21/2025 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250221-0013194

This Instrument
Prepared By:

Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of combining tax parcels, **Richard Andrew DeRoberts and Eleanor Claire DeRoberts, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Andrew DeRoberts and Eleanor Claire DeRoberts, husband and wife**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and is further described as:

Tract 1:

Being Lots Nos. 298, 299, 300, and 301 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Being the same property conveyed to Richard Andrew DeRoberts and Eleanor Claire DeRoberts, husband and wife by Quitclaim Deed from Richard Andrew DeRoberts and Eleanor Claire DeRoberts, husband and wife, of record in Instrument No. 20231220-0098039 in the Register's Office for Davidson County, Tennessee

Tract 2:

Being Lots Nos. 302, 303, and the Westerly 18 feet of Lot No. 304 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for said County.

Being a portion of the same property conveyed to Richard Andrew DeRoberts, husband and wife, by Warranty Deed from Larry J. Brown, unmarried and Todd Cantrell, unmarried, of record in Instrument No. 20231219-0097658 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this 21st day of February, 2025.

Richard Andrew DeRoberts

Eleanor Claire DeRoberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Richard Andrew DeRoberts and Eleanor Claire DeRoberts, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2025.

Notary Public

My Commission Expires:
01/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Andrew and Claire DeRoberts 1814 Ordway Place Nashville, TN 37206	New Owner	Davidson County 083-10-0-477.00 083-10-0-244.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me on the 21st day of February, 2025.

Notary Public

My Commission Expires:

01/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Certificate of Authenticity

I, Andrew Suzore, 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 February 21, 2025.

Date

Affiant Signature

February 21, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027