Karen Johnson Davidson County
Batch # 1262856 AFFIDAVIT
04/22/2025 08 25 51 AM 6 pgs
Fees $32 00 Taxes $0 00
20250422-0030429

Prepared By and Return To:
Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:
William Robeck,
272 Haywood Lane
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
148-09-0-063.00

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WHEREAS, on January 28, 2025, WILLIAM ROBECK executed a Deed, recorded as Instrument No. 20250203-0008096 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on January 28, 2025, WILLIAM ROBECK, MATTHEW ROBECK, and CYNTHIA ANN ROBECK OLMSTEAD executed a Deed, recorded as Instrument No. 20250203-0008097 in the Register's Office for Davidson County, Tennessee; and

WHEREAS the deeds incorrectly state the property address as being 272 Haywood Lane, Antioch, TN 37013.

NOW, THEREFORE, comes Deborah K. Baucom, Attorney at Law, and a resident of Smyrna, Rutherford County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, states as follows:

THAT Affiant did on or about January 28, 2025, prepare said deeds and that the deeds contained scrivener's errors by stating this is improved property known as 272 Haywood Lane, Antioch, Tennessee 37013 and are corrected as follows: "Antioch, Tennessee 37013" is deleted and substituted in lieu thereof is "Nashville, Tennessee 37211."

THAT Affiant makes this Affidavit for the purpose of correcting said errors contained in the deeds of record as recorded as Instrument Nos. 20250203-0008096 and 20250203-0008097 in the Register's Office for Davidson County, Tennessee

Executed at Nashville, Tennessee, this 17th day of April, 2025.

Deborah K. Baucom

Deborah K. Baucom, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Deborah K. Baucom with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that the same was executed as a free act and deed for the purposes therein contained.

WITNESS my hand and Notarial Seal on April 17, 2025.

Deborah Monahan
NOTARY PUBLIC
My Commission Expires 4-23-28



Karen Johnson Davidson County
Batch # 1233067 DEEDQC
02/03/2025 02:51:23 PM 2 pgs
Fees $12.00 Taxes $0.00
[redacted]
20250203-0008096

Prepared By and Return To:
Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:
William Robeck, ET AL
272 Haywood Lane
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
148-09-0-063.00

EXECUTOR'S QUITCLAIM DEED

Geraldine C. Ballard, died on June 5, 2024, leaving a will dated May 20, 2015. The will was admitted to probate on July 24, 2024 in the 7th Circuit Court of Davidson County, Tennessee, Docket No. 24P1442. The Executor, William Robeck, is duly qualified. Debts of the decedent have been paid. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the insolvency of this estate. In accord with the provisions of the Will of Geraldine C. Ballard, the Executor quitclaims to each William Robeck, Matthew Robeck, and Cynthia Ann Robeck Olmstead, an undivided one-third interest in the following described real estate located in Antioch, Davidson County, Tennessee, described as follows, to wit:

> BEING Lot No. 86, on the Plan of Haywood Heights, Section 1, of record in Plat Book 2330, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Carl W. Ballard and wife, Geraldine C. Ballard, by deed from Harold Reeves, Trustee, dated October 1, 1998, of record in Book 11136, Page 296, Register's Office for Davidson County, Tennessee. Carl W. Ballard, passed away on December 28, 2003, Tennessee Department of Health State File Number 0307440.

This is improved property known as 272 Haywood Lane, Antioch, Tennessee 37013.

This transfer is by quitclaim deed, and the Executor makes no warranties about the title.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

WITNESS MY HAND, this 28th day of January, 2025.

William Robeck, as Executor
of the Estate of Geraldine C. Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared William Robeck, Executor of the Estate of Geraldine C. Ballard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that the same was executed as a free act and deed.

WITNESS my hand and Notarial Seal on January 28, 2025.

Deborah K Bawcom
NOTARY PUBLIC
My Commission Expires 11.8.27

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

Matthew Robeck

Subscribed and sworn to before me January 28, 2025.

Deborah K Bawcom
NOTARY PUBLIC
My Commission Expires: 11.8.27

Karen Johnson Davidson County
Batch # 1233067 DEEDQC
02/03/2025 02:51:23 PM 2 pgs
Fees $12.00 Taxes $0.00
20250203-0008097

Prepared By and Return To:
Deborah K. Baucom, Esq.
Two Brentwood Commons, Suite 150
750 Old Hickory Boulevard
Brentwood, Tennessee 37027

Address of New Owner:
William Robeck
272 Haywood Lane
Antioch, TN 37013

Send Tax Bills To:
OWNER

Map & Parcel:
148-09-0-063.00

QUITCLAIM DEED

This instrument made and entered into on this the 28th day of January, 2025, by and between William Robeck, Matthew Robeck, and Cynthia Ann Robeck Olmstead, parties of the first part, and, William Robeck, parties of the second part.

WITNESSETH:

That for and in consideration of the sum of $1.00, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part conveys and quitclaims unto the parties of the second part, their successor's and assigns, all their right, title and interest in and to the following described real estate in Davidson, County, Tennessee, to-wit:

BEING Lot No. 86, on the Plan of Haywood Heights, Section 1, of record in Plat Book 2330, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Robeck, Matthew Robeck, and Cynthia Ann Robeck Olmstead, by deed from William Robeck, Executor, dated January 28, 2005, of record in Book 20203 Page 5016, Register's Office for Davidson County, Tennessee.

This is improved property known as 272 Haywood Lane, Antioch, Tennessee 37013.

This transfer is by quitclaim deed, and the Executor makes no warranties about the title.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their signatures, this the day and date first above written.

WITNESS MY HAND, this 28th day of January, 2025.

William Robeck

Matthew Robeck

Cynthia Ann Robeck Olmstead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared William Robeck, Matthew Robeck, and Cynthia Ann Robeck Olmstead, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that the same was executed as a free act and deed.

WITNESS my hand and Notarial Seal on January 28, 2025.

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires 11.9.27

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

Matthew Robeck

Subscribed and sworn to before me January 28, 2025.

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11.9.27