THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

Karen Johnson Davidson County
Batch # 1265358 DEEDQC
04/28/2025 11.58 07 AM 4 pgs
Fees $22.00 Taxes $0.00

20250428-0032494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

DAVID ALAN ROBERTS, AFFIANT

Subscribed and sworn to before me, this 9 day of April 2025.

NOTARY PUBLIC

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DAVID ALAN ROBERTS and LAURISSA ROSE ROBERTS, CO-TRUSTEES 107 Sheffield Court Nashville, TN 37215	New Owner	Map and Parcel No.: 131 09 0B 004.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, David Alan Roberts and Laurissa R. Roberts, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto David Alan Roberts and Laurissa Rose Roberts Co-Trustees of the Roberts Joint Revocable Trust, created June 5, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 107 Sheffield Court, Nashville, Tennessee 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 5996, Page 812, Register's Office for Davidson

County, Tennessee, being located upon Lot No. 2 on the Plan of Sheffield Condominiums, Phase II, of record in Plat Book 5200, Page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Alan Roberts and Laurissa R. Roberts, husband and wife, from David Alan Roberts, married, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20220322-0032722.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 18 day of April 2025.

David Alan Roberts, Grantor

Laurissa R. Roberts, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **David Alan Roberts**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of April 2025.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

established by Master Deed of record in Book 5996, Page 812, Register's Office for Davidson County, Tennessee, being located upon Lot No. 2 on the Plan of Sheffield Condominiums, Phase II, of record in Plat Book 5200, Page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Alan Roberts and Laurissa R. Roberts, husband and wife, from David Alan Roberts, married, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20220322-0032722.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 18 day of April 2025.

David Alan Roberts, Grantor

Laurissa R. Roberts, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **David Alan Roberts**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ____ day of _____ 2025.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Laurissa R. Roberts**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of April 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

