RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-26317-24

Karen Johnson Davidson County
Batch# 1265739 DEEDQC
04/29/2025 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0033019

QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Palm Beach
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

John R Roberts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of ~~MARCH~~ April, 2025.

NOTARY PUBLIC

My commission expires: 11/17/2028

NAUDIA BORREGO
Commission # HH 612952
Expires November 17, 2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1256 Thomas Street, LLC 959 Bolender Drive Delray Beach, FL 33483	Same as Address of New Owner	105-04-0-157.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **John Robert Roberts,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **1256 Thomas Street, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 40 on the Plan of Trimble's Addition to South Nashville, of record in Book 57, page 53, Register's Office for Davidson County, Tennessee. Said one half of Lot No. 40 fronts 25 feet on the Easterly side of Thomas Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to John Robert Roberts by Quitclaim Deed from 1256 Thomas Street LLC, a Tennessee limited liability company, dated November 1, 2024, recorded November 6 2024, of record in Instrument No. 20241106-0086193, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1256 Thomas Street LLC, a Tennessee limited liability company, from John Roberts, a single person, by Quitclaim Deed dated February 16, 2024 and recorded March 4, 2024 in Instrument #20240304-0014938, said Register's Office.

Being the same property conveyed to John Roberts, a single person, from BM Builders LLC, a Tennessee limited liability company, by Warranty Deed dated February 28, 2022 and recorded March 11, 2022 in Instrument #20220311-0028237, said Register's Office.

WITNESS MY HAND, this 23 day of ~~March~~ April, 2025.

Grantor

John Robert Roberts

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, a Notary Public, **John Robert Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of ~~March~~ April, 2025.

Notary Public

Naudia Borrego
Printed Notary Name

My commission expires: 11/17/2028

NAUDIA BORREGO
Commission # HH 612952
Expires November 17, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 23, 25 (date of document).

Jennifer Pennell

April 29, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 25, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

