QUITCLAIM DEED

Karen Johnson
Batch # 1289999
06/25/2025 03:57:05 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250625-0050201

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

B-ELAM-25-900-603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jackson R. Roberts	**Same as new owner**	
(NAME) **900 19th Ave S #603,**	(NAME)	**092-16-0B-062.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and for the purpose of Grantor to terminate his role as Custodian of Jackson R. Roberts pursuant to the Tennessee Uniform Transfers to Minors Act, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN R. ROBERTS, SR,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JACKSON R. ROBERTS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 603, Level 8, of University Square Condominium Apartments, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 7051, Page 529, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said United as set forth in "Exhibit "A" of said Master Deed. Reference is hereby made to the plat of University Square Condominium Apartments of record in Book 6900, Page 124, said Register's Office.

Being the same property conveyed to Caitlin R. Jennings, John R. Roberts, Jr., Charles F. Roberts, Spencer G. Roberts, and John R. Roberts, Sr., as Custodian for Jackson R. Roberts, under The Tennessee Uniform Transfers to Minors Act from Mary Ann Roberts, a Single Person by Warranty Deed of Record in Instrument Number 20151124-0119358 in the Registers Office for Davidson County, Tennessee.

The said Jackson R. Roberts having subsequently obtained the age of 21. John R. Roberts, Sr., hereby executes this Deed in order to terminate his custodianship of Jackson R. Roberts pursuant to T.C.A. 35-7-121, and vest any interest held by him to Jackson R. Roberts in fee simple.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **900 19th Ave S #603, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 29th day of May, 2025.

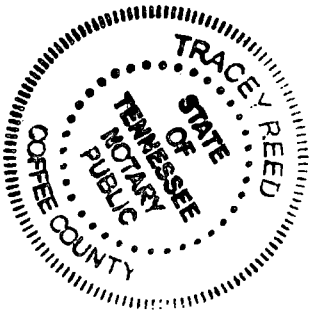
John R. Roberts, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Roberts, Sr, the within named bargainor, 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/our hand(s) this the 29th day of May, 2025.

Notary Public
My Commission Expires: 1-13-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212