Karen Johnson Davidson County
Batch# 1337248 DEEDQC
10/22/2025 01:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251022-0084225

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-25-1514

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert B Gerber, Jr and Holly Jacobson-Peterson	**Same as new owner**	
(NAME) **1514 Cedar Lane,**	(NAME)	**11704030900**
(ADDRESS) **Nashville, TN 37212**	(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 other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT B GERBER, JR,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROBERT B GERBER, JR AND HOLLY JACOBSON-PETERSON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for said County.

Said Lot No. 125 fronts 70 feet on the Northerly side of Cedar Lane, formerly Victoria Avenue, and runs back

141 feet on the Westerly line and 145.5 feet on the Easterly line, to an alley in the rear on which it measures 69.9 feet.

Being the same property conveyed to Robert B. Gerber from Claire Properties GP, a Tennessee General Partnership by Warranty Deed of record in Instrument Number 20201217-0149779 in the Registers Office for Davidson County, Tennessee.

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: **1514 Cedar Lane, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 22nd day of October, 2025.

Robert Gerber

Robert B Gerber, Jr

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B GERBER, JR, 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 22nd day of October, 2025.

Lydia Morales Online Notary

Notary Public
My Commission Expires: 05/04/2028
(SEAL)

LYDIA MORALES
Notary Public - State of Florida
Commission # HH521893
Expires on May 4, 2028

HH521893

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Notarized remotely online using communication technology via Proof.

I, **Gabriel R. Lutz**, 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 **10/22/2025** (date of document).

Affiant Signature

Date **10/22/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **22** day of **October**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027