QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1358764 DEEDQC
12/16/2025 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251216-0100077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kristen Ann House, Co-Trustee	**Same as New Owner**	
	(NAME)	
770 Overhill Court Northwest		**155 08 0B 066.00**
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30328		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Thomas Edward Robertson, III, a married man,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Kristen Ann House and Andrew Gerald House, also known as Andrew House, Co-Trustees of the Andrew and Kristen House Revocable Trust,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Ann House and Andrew Gerald House, also known as Andrew House, Co-Trustees of the Andrew and Kristen House Revocable Trust, as to an undivided fifty percent (50%) interest, and Thomas Edward Robertson, III, a married man, as to an undivided fifty percent (50%) interest, as tenants in common by Warranty deed from Daniel Steven McCoy, Sole Trustee of The Tama and Daniel McCoy Living Trust, U/A/D August 9, 2021 dated June 25, 2025 and filed for record on June 26, 2025 as Instrument No. 20250626-0050513, in the Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This being improved property more commonly known as:
609 South Riverbend Court, Nashville, TN 37221.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 2 day of December, 2025.

THOMAS EDWARD ROBERTSON, III

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Thomas Edward Robertson, III**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 02 day of DECEMBER, 2025.

Notary Signature

My commission expires: 11-02-2028

Timothy Dunham
Notary Public
Commonwealth of Kentucky
Commission Number KYNP17893
My commission expires November 02, 2028

Certificate of Authenticity

I, Leslie Hayes, 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 12/2/25.

Date

Affiant Signature

12/15/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of December, 20 25.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)