Karen Johnson Davidson County
Batch# 1361076 DEEDQC
12/23/2025 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251223-0101899

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
3/29/28
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by: Terri C. Harris, Esq.

04-NSH25-10571

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert C. Starnes and Andrea M. Crews 412 Cedar Forest Drive Nashville, TN 37221	Robert C. Starnes and Andrea M. Crews 436 Multrees Place Smyrna, TN 37167	128-03-0A-026-00

QUITCLAIM DEED

THIS INDENTURE made between, **Robert C. Starnes unmarried**, hereinafter "First Party", and **Robert C. Starnes, unmarried, and Andrea M. Crews, married, as tenants in common with full rights of survivorship,** hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

The following described Real Estate, Situated in Davidson County, Tennessee, to-wit:

Being Land in Davidson County, Tennessee, Being Lot No. 26 on the plan of First Revision to Cedar Forest, of record in Plat Book 6900, Page 383, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorothy Leach Starnes (Wife) and Robert C. Starnes (Husband), as tenants by the entirety by Quit Claim Deed from Dorothy Leach Starnes (Married) dated March 22, 2019 and recorded on March 22, 2019 of recorded in Instrument No. 20190322-0026206, in the Register's Office of Davidson County, Tennessee. Dorothy L. Starnes having died on November 21, 2020.

Being the same property conveyed to Dorothy Leach Starnes, married by Warranty Deed from Edward John Przybyl Jr. (single) dated August 12, 1994 and recorded on August 31, 1994 of recorded in Book 9452, Page 216, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 128-03-0A-026-00
Being also known as 412 Cedar Forest Dr, Nashville, TN 37221

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 412 Cedar Forest Drive, Nashville, TN 37221.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 19th day of December, 2025.

Robert C. Starnes

Robert C. Starnes

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert C. Starnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 19th day of December, 2025.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Wrather *(custodian's name)*, 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 December 19, 2025 *(date of document)*.

Custodian's Signature

12/19/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 19th day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY