REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1417242 DEEDQC
05/07/2026 08:40:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260507-0041030

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 6 DAY OF April, 2026.

BRIAN LEWIS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/02/2029 DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Sydney Renee Roberson
2121 Blake Drive
Antioch, TN 37013

NEW OWNER:
Sydney Renee Roberson
2121 Blake Drive
Antioch, TN 37013

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 6 day of April, 2026 ("EFFECTIVE DATE") between CORY AUSTIN ROBERSON (hereinafter referred to as "GRANTOR") and SYDNEY RENEE ROBERSON (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section One, Stanford Village of record in Instrument No. 200002040012060 and 200002040012061, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sydney Roberson and Cory Roberson, wife and husband from James Shier, unmarried by Warranty Deed dated March 2, 2020 and recorded on March 4, 2020 in Instrument No. 20200304-0024309, Register's Office of Davidson County, Tennessee.

TAX PARCEL # 173 11 0A 029.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2121 Blake Drive, Antioch, TN 37013.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the 6 day of April, 2026.

CORY AUSTIN ROBERSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared CORY AUSTIN ROBERSON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in ~~the~~ aforesaid state and county this 6 day of April, 2026.

SEAL

BRIAN LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 7/2/2029