Karen Johnson
Batch # 1418101
05/08/2026 02:38:32 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260508-0041822

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Micah Nathaniel Robinson
5641 Sutherland Avenue
St. Louis, Missouri 63109

SEND TAX BILL TO:
Same

MAP/PARCEL:
025 08 0 007.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned Pamela Wester Knecht, a single adult, wishes to only convey her interest, whatever that may be, to the grantee, her son, Micah Nathaniel Robinson, a single adult, for and in consideration of the sum of zero dollars ($0.00).

TO that end, I, Pamela Wester Knecht, a single adult, hereby convey to Micah Nathaniel Robinson, a single adult, all my interest in the following described land, if any, in Davidson County, Tennessee described below:

LAND in Davidson County, Tennessee, being Lot No. 91, on the Plan of Ranchwood Estates, of record in Book 2900, page 125, Register's Office for said County.

Said Lot No. 91 fronts 175 feet on the northerly side of Rosehill Drive and runs back between lines measuring 277.5 feet on the easterly line and 278.5 feet on the westerly line to a dead line in the rear, on which it measures 124.5 feet.

Being the same property conveyed to William O. Webster, Jr. and wife, Sarah Loraine Webster, by deed from Lawrence Newman Cotter & wife, Marilyn Brennan Cotter, of record in Book 3853 page 499, Register's Office for Davidson County, Tennessee. The said William O. Webster, Jr. died on July 2, 2002, leaving Sarah Loraine Webster as surviving tenant by the entirety. The said Sarah Loraine Webster died testate on November 22, 2018, leaving said property to Ina Loraine Webster.

Being the same property conveyed to Ina Loraine Webster by Executor's Deed from Gary Webster, as Executor of the Estate of Sarah Loraine Webster, as Instrument # 20190729-0074576, filed July 29th, 2019, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Wester Knecht by Affidavit of Heirship, Instrument **#20260406-0027366,** signed March 15th, 2026 and filed April 6th, 2026, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as **205 Rosehill Drive, Goodlettsville, Tennessee, 37072.**

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

Pursuant to Tenn. Code. Ann. § 67-4-409(a)(1)(D), this is a non-taxable transfer.

I, Pamela Wester Knecht, a single adult, hereby convey to Micah Nathaniel Robinson, a single adult, all my interest, if any, in the above described land.

Witness my hand the 29 day of April 2026.

Pamela Wester Knecht

SWORN to and subscribed before me this the 29 day of April 2026.

ASHLEY A BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 30, 2028

NOTARY PUBLIC
My commission expires:
8/30/28

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Witness my hand the 29 day of April 2026.

Pamela Knecht

Pamela Wester Knecht

SWORN to and subscribed before me this the 29 day of April 2026.

ASHLEY A BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 30, 2028

NOTARY PUBLIC

My commission expires:

8/30/28

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.