Karen Johnson Davidson County
Batch# 1420893 DEEDQC
05/14/2026 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260514-0043629

File No: 2005990501
Grantor's Loan No. 260334600

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Ashley Roby and **Bryan Roby**, 204 Mill Station Ct, Nashville, TN 37207

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 059 08 0 215.00

QUITCLAIM DEED

Ashley Roby FKA Ashley Mitchell, married ("Grantor"), of **204 Mill Station Ct, Nashville, TN 37207**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Ashley Roby** and **Bryan Roby,** wife and husband, intending to hold title as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **204 Mill Station Ct, Nashville, TN 37207,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NUMBER 68 ON THE PLAN OF CLAYMILLE STATION PHASE THREE, OF RECORD IN PLAT BOOK 6900 AT PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY MITCHELL FROM MARIO M. MITCHELL, DATED 02/17/2013, RECORDED 02/20/2013, DEED INSTRUMENT NO. 20130220-0016865, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 059 08 0 215.00

Property Address is: 204 Mill Station Ct, Nashville, TN 37207

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 25, 2026:

Ashley Roby FKA Ashley Mitchell

Ashley Roby FKA Ashley Mitchell

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ashley Roby**, personally known to me, or has produced Driver license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of April, 2026.

Notary Public

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1,00 .

Ashley Roby
Affiant

Subscribed and sworn to before me on this the 25 day of April, 2026.

Notary Public

My Commission Expires: 05/08/2029

SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

202605140043629

Tennessee Certification of Electronic Document

I, Paula Dale, 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 4-25-2024 (date of document).

Affiant Signature

4-27-2024
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 27 day of April, 2024.

Stephanie N Harvey
Notary's Signature Stephanie N. Harvey

MY COMMISSION EXPIRES: 12/09/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
STEPHANIE N HARVEY - Notary Public
Allegheny County
My Commission Expires December 9, 2029
Commission Number 1277998