This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20170030698 DEEDQC
Recvd: 04/12/17 09:04 2 pgs
Fees:12.00 Taxes:0.00
20170412-0035551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 10.00.

Mary Ann Roberts
AFFIANT

MELINDA G. ROOKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Subscribed and sworn to before me this 6th day of April, 2017.

Melinda G. Rooker
NOTARY PUBLIC

My Comm Expires: 05-06-2019

Address New Owner as follows:
MARY ANN ROBERTS
DERRICK RANDALL ROBERTS
1251 Sunnymeade Drive
Nashville, TN 37216

Send Tax Bills to:

Same as Owner

Map-Parcel Numbers:
06.11.60.255.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **MARY ANN ROBERTS**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release and forever quitclaim, a Fifty percent (50 %) interest in the property described herein with the express joint right of survivorship, unto, **DERRICK RANDALL ROBERTS**, his/her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

> Being Lot No 60, Block "D", on the Plan of the Re-subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to James N. Green by Quitclaim Deed from Tara P. Green, of record in Instrument No. 20000417-0038213, said Register's Office. See also Deed of Record in Book 9399, Page 630, said Register's Office.
>
> Being the same property conveyed to Mary Ann Roberts by Warranty Deed from James N. Green, an unmarried man, of record in Instrument No. 20090618-0056903, said Register's Office.
>
> This is improved property known as: 1251 Sunnymeade Drive, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 6th day of April, 2017.

Mary Ann Roberts

MARY ANN ROBERTS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Melinda G. Rooker, a Notary Public, in and for said County and State, **MARY ANN ROBERTS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 6th day of April 2017.

Melinda G. Rooker

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-06-2019

MELINDA G. ROOKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019