Karen Y Johnson Davidson County
Batch# 147467 DEEDQC
10/01/2018 03:22:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181001-0097324

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Ray Glenn Roberts and Gladys B. Roberts,
Trustees, Roberts Family Revocable Living Trust
8532 Newsom Station Road
Nashville, TN 327221

Send Tax Bills To:
New Owner

Map and Parcel No.
126 00 0 050.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ray G. Roberts and Gladys Roberts, individually, as to their life estate and Jeffrey W. Roberts, Stephan R. Roberts and Russell B. Roberts, Co-Trustees, The Roberts Family Trust dated December 5, 2000** as to its remainder interest collectively ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Ray Glenn Roberts and Gladys B. Roberts, Trustees, Roberts Family Revocable Living Trust Agreement dated September 24, 2018** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, about 16 miles from Nashville, and about 1/4th of a mile from Newsom Station, and more particularly described as follows:

Being lot No. 1 on the plat of the land of Joseph M. Newsom, deceased, as recorded in Plan Book No. 1, on page 25, of the Chancery Court at Nashville, and one of the lots numbered 7 on the Racy Hows Plan as recorded in the Register's Office of said County in Book No. 21, Page 137, excepting therefrom three acres in the southwest corner of said lot No. 1 conveyed to W.C. Hutton by deed recorded in said Register's Office in Book No. 52, Page 152.

Said first tract being further bounded and described as follows: Beginning at a point in the middle of the County Road at the Northeast corner of said lot No. 1 and the South line of lot No. 5 on said Hows Plan and running thence with the middle of said road South 2-3/4 deg. East 78.51 poles to a turn in the road and continuing with the middle of said road about 83 ½ deg. West 26 poles, south 89 ½ deg. West 18 poles, North 83 ½ deg. West 15 poles and North 66 ½ deg. West 27 ½ poles; thence leaving said road North 64 deg. West 13 poles to the East bank of the Big Harpeth River; thence down said river as follows: North 20 ¼ deg. West 20 poles, North 10 ½ deg. West 53 poles; North 15 ½ deg. East 24 poles and north 1 ¾ deg. West 57 poles to the intersection of said river with the middle line of Buffalo Creek; thence down said Creek with the middle of the line thereof as follows: South 31 ½ deg. East 6 poles, South 52 ½ deg. East 12 poles, South 69 ¼ deg. East 8 poles, North 2 ½ deg. West 8 poles, North 65 ¾ deg. East 12

poles, South 52 ¾ deg. East 8 poles; North 49 ½ deg. East 7 poles, North 9 ¾, East 7 poles, North 77 ¾ deg. East 6 poles and South 56 deg. East 11.3 poles; thence leaving said Creek South 1 ½ deg. West with the West line of said lot No. 5, 84.75 poles to the Southwest corner of said Lot No. 5, being also the North line of said lot No. 1 and thence with the line between said lots numbered 1 and 5, South 88 deg, East 54 ½ poles to the point of beginning, containing 81 acres, more or less.

Less and not included in this conveyance, that parcel of land and improvements thereon (otherwise forming a part of the above described tract of land) described as follows:

Being the parcel enclosed by boundary as shown on subdivision plat of Merrymount Acres, Section Five, Second Civil District, Twenty-third Councilmanic District, Nashville, Davidson County, Tennessee, a plan of which is recorded in Register's Office for said County in Plat Book 6250, Page 416, to which plat reference is made.

Beginning at a monument on the North line of the dedicated Newsom Station Road right of way; thence North 01° 30' East, 201.67 feet to a monument; thence South 85° 23'East, 314.35 feet to a point; thence South 87° 25' East, 222.16 feet to a monument in the North line of the Newsom Station Road dedication; thence, continuing the bearing, South 87° 25' East, 25.14 feet to center line of the Newsom Station Road dedication; thence Southwestwardly with center line of the Newsom Station Road dedication, following a curve with delta angle of 75° 01' 14", radius of 200.00 feet, tangent of 153.52 feet, and curve length of 261.87 feet to a point; thence with center line of the right of way dedication, South 83° 20' West, 113.83 feet to a point; thence westwardly with center line of the Newsom Station Road dedication, following a curve with delta angle of 8° 10', radius of 1,432.40 feet, tangent of 102.26 feet, and curve length of 204.17 feet to a point; thence with center line of the right of way dedication, North 88° 30' West, 74.81 feet to a point; thence following the initial bearing, North 01° 30' East, 25.00 feet to the point of beginning, containing 103,002 square feet or 2.36 acres.

Said property is subject to a five (5) foot easement for future widening of Newsom Station Road, and a twenty-five (25) foot right-of-way dedication for Newsom Station Road, as shown on the Plan of Record in Book 6250, Page 416, R.O.D.C.

Excepting those tracts which have previously been conveyed as recorded in Book 7174, Page 169 of the Register's Office of Davidson County, Tennessee, and Book 7174, Page 165 of the Register's office of Davidson County, Tennessee.

Being the same property conveyed from **Ray G. Roberts and Gladys Roberts, husband and wife, to Isham B. Bradley, Trustee,** and from **Isham B. Bradley, Trustee to The Roberts Family Trust dated December 5, 2000**, by Quitclaim Deed dated March 13, 2001, recorded in Instrument No. 20010317-0024554, Register's Office of Davidson County, Tennessee, from which conveyance **Ray G. Roberts and Gladys Roberts expressly reserved a life interest in the home on the property for the joint lives of Ray G. Roberts and Gladys Roberts, husband and wife.**

This is improved property known as: **8532 Newsom Station Road, Nashville, TN 37221.** (Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 24th day of September 2018.

Ray G. Roberts

Gladys Roberts

THE ROBERTS FAMILY TRUST
DATED DECEMBER 5, 2000

Jeffrey W. Roberts, Co-Trustee

Stephan R. Roberts, Co-Trustee

Russell B. Roberts, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ray G. Roberts**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September 2018.

Notary Public

My Commission Expires: 10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

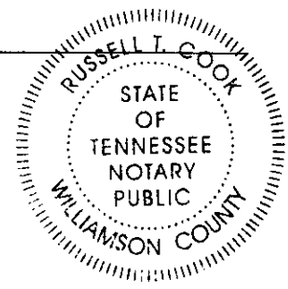
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gladys Roberts**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September 2018.

Notary Public

My Commission Expires: 10/20/2019



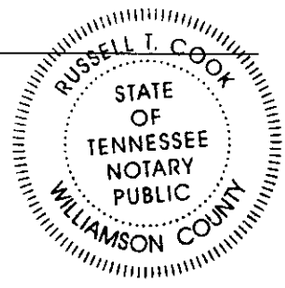
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jeffrey W. Roberts**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September 2018.

Notary Public

My Commission Expires: 10/20/2019



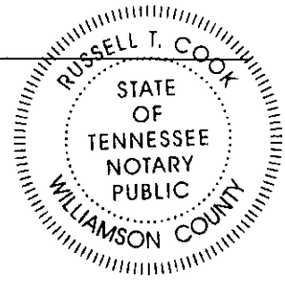
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Stephan R. Roberts**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September 2018.

Notary Public

My Commission Expires: 10/20/2019

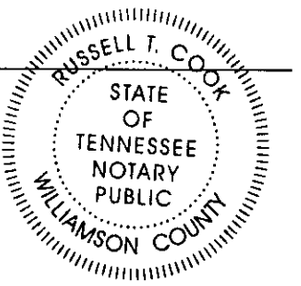


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Russell B. Roberts**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September 2018.

Notary Public



My Commission Expires: 10/20/2019

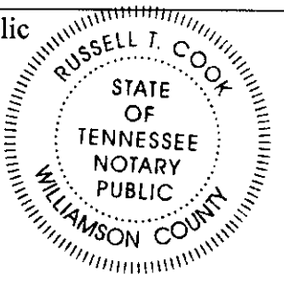
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 24th day of September 2018.

Notary Public



My Commission Expires: 10/20/2019