Karen Johnson Davidson County
Batch# 268641 DEEDQC
08/08/2019 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190808-0079022

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Karen C. Roberts<br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of August, 2019.<br><br>Notary Public<br>My Commission Expires: |

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Rex H. Roberts and wife,<br>Karen C. Roberts<br>1034 Edwin Warner Drive<br>Nashville, Tennessee 37205 | SAME | 129 08 0 049.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Karen C. Roberts, Trustee of the Karen C. Roberts Living Trust dated December 7, 2007**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in

the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Rex H. Roberts and wife, Karen C. Roberts**, as tenants-by-the-entirety, hereinafter called the Grantees, and to the Grantees' heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

**WITNESS** my hand this 8th day of August, 2019.

Karen C. Roberts

**Karen C. Roberts, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen C. Roberts, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of August, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 273 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, page 12, 13 and 14.

Said Lot No. 273 fronts 128.04 feet on the southerly side of Edwin Warner Drive and extends back 143.13 feet on the easterly side and 151.2 feet on the westerly side, to a broken line in the rear measuring 86.14 feet thereon.

Being the same property conveyed to Karen C. Roberts, Trustee of the Karen C. Roberts Living Trust, established by the Revocable Trust Agreement of Karen C. Roberts, dated December 7, 2007, as amended from time to time, by warranty deed from Karen C. Roberts of record as Instrument No. 20071220-0146233, Register's Office for Davidson County, Tennessee.

This is improved property known as 1034 Edwin Warner Drive, Nashville, Tennessee 37205.

## CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

