Karen Johnson Davidson County
Batch# 468271 DEEDQC
09/02/2020 08:45:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200902-0099594

INSTRUMENT PREPARED BY:
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF OHIO

COUNTY OF Montgomery

The actual value or consideration for this transfer is NONE.

Richard H. Roberts
Affiant

Sworn to and subscribed before me this 25 day of August, 2020.

Notary Public

My Commission Expires:
August 31, 2021

QUITCLAIM DEED TO CREATE
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Richard H. Roberts Brittany L. Roberts P.O. Box 572 Springfield, OH 45501	Richard H. Roberts P.O. Box 572 Springfield, OH 45501	82-03 Parcel 59.00

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD H. ROBERTS** (Grantor) hereby quitclaims unto **RICHARD H. ROBERTS** and his daughter, **BRITTANY**

L. ROBERTS, (Grantees) their heirs and assigns, such of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as will create a joint tenancy with right of survivorship in and to said tract or parcel of land, which is described as follows:

> Being Lot No. 84 on the Plan of Sharpe and Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 84 fronts 50 feet on the easterly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley and measures 50 feet on the westerly side of said alley.
>
> Being the same property conveyed to Richard H. Roberts by Cash Deed for Tennessee, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated May 25, 1994, and recorded June 6, 1994, at Book 9369, pages 721-723, Register's Office for Davidson County, Tennessee.
>
> Said conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

This is improved property known as 1005 Joseph Avenue, Nashville, Tennessee, 37207.

This conveyance is made for the express purpose of creating a joint tenancy with right of survivorship in and to the above-described property in the said Grantees, Richard H. Roberts and Brittany L. Roberts so that the entire property, upon the death of either, will go to the other.

WITNESS my hand this 25 day of August, 2020.

Richard H. Roberts
Grantor

STATE OF OHIO

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RICHARD H. ROBERTS,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 25 day of August, 2020.

NOTARY PUBLIC Notary Public STATE OF OHIO

My Commission Expires:
August 31, 2021