| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 |
|---|---|
| Karen Johnson Davidson County<br>Batch# 513870 DEEDWARR<br>11/10/2020 12:08:46 PM 3 pgs<br>Fees: $18.00 Taxes: $629.00<br>20201110-0132419 | Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF OCTOBER, 2020.<br>Notary Public<br>MY COMMISSION EXPIRES: 7/9/24<br>(AFFIX SEAL) |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Jebra Home Contractors, LLC | SEND TAX BILLS TO:<br>owner at owners address | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME)<br>505 Church St, #1110 | (NAME) | 0811028700 |
| (ADDRESS)<br>NASHVILLE TN 37219 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard Roberts, Duane E Roberts, Julia Douglas, Sally Bayham, Timara Williams, Timothy M Roberts, Jr., Timiyah A Roberts, Marquis C Johnson, Crystal Brand, Maurice E Roberts, III, Adam C Roberts, Timetri Roberts, Jarvis Roberts, Taneilya Dunlap, Christopher Dunlap,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jebra Home Contractors, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the Northerly 40 feet of Lot No. 338 on the Plan of McGavock, Wetmore and Other's Second Addition, called Addition to the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said part of Lot No. 338 fronts 40 feet on the Westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.**

**Being the same property conveyed to Inez P. Roberts and Richard Harlin Roberts by Quitclaim deed from Inez P. Roberts of record in Instrument No. 20180316-0025187 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 16, 2018.**

**Richard Harlin Roberts having since died leaving Inez P. Roberts as the remaining tenant by the entirety. Inez P Roberts died intestate on September 6, 2019 leaving Richard Roberts, Duane E Roberts, Julia Douglas, Sally Bayham and Maurica E Roberts, Jr. as her remaining heirs per Affidavit of Heirship of record at Instrument No. 20201110-0132417, 20201110-0132418 in the Register's Office of Davidson County, TN.**

**Timothy M Roberts, son of Inez P Roberts predeceased her on August 4, 2019 leaving Marquis C Johnson, Timara Williams, Timothy M. Roberts, Jr., and Timiyah Roberts as his remaining heirs per Affidavit of Heirship of record at Instrument No. 20201110-0132415, 20201110-0132416 in said Register's Office, Tennessee.**

**Maurice E Roberts, Jr. passed on April 13, 2020 leaving Crystal Brand, Maurice E Roberts, III, Timetri Roberts, Jarvis Roberts, Taneilya Dunlap, Christopher Dunlay, and Adam Clayton Roberts as his remaining heirs per Affidavit of Heirship of record at Instrument No. 20201110-0132413, 20201110-0132414 in said Register's Office, TN.**

**Sellers warrant that this property has not been used as their primary residence.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMC 86 CWC 201605

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 1605 16th Ave Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of October, 2020.

Duane E Roberts
**Duane E Roberts**

Richard Roberts by Duane E. Roberts, Attorney In Fact
**Richard Roberts, by Duane E. Roberts, Attorney In Fact**

Julia Douglas
**Julia Douglas**

Sally Bayham, by Duane E. Roberts, Attorney In Fact
**Sally Bayham, by Duane E. Roberts, Attorney In Fact**

Timothy M Roberts, by Duane E. Roberts, Attorney In Fact
**Timothy M Roberts, Jr., by Duane E. Roberts, Attorney In Fact**

Timara Williams, by Duane E. Roberts, Attorney In Fact
**Timara Williams, by Duane E. Roberts, Attorney In Fact**

Timiyah A. Roberts, by Duane E. Roberts, Attorney In Fact
**Timiyah A Roberts, by Duane E. Roberts, Attorney In Fact**

Crystal Brand, by Duane E. Roberts, Attorney In Fact
**Crystal Brand, by Duane E. Roberts, Attorney In Fact**

Marquis C Johnson, by Duane E. Roberts, Attorney In Fact
**Marquis C Johnson, by Duane E. Roberts, Attorney In Fact**

Adam C Roberts, by Gwendolyn M. Cooper Atty In Fact
**Adam C Roberts, by Gwendolyn M Cooper, Attorney In Fact**

Maurice E. Roberts, III, by Duane E. Roberts, Attorney In Fact
**Maurice E Roberts, III, by Duane E. Roberts, Attorney In Fact**

Jarvis Roberts, by Duane E. Roberts, Attorney In Fact
**Jarvis Roberts, by Duane E. Roberts, Attorney In Fact**

Timetri Roberts, by Duane E. Roberts, Attorney In Fact
**Timetri Roberts, by Duane E. Roberts, Attorney In Fact**

Taneilya Dunlap, by Duane E. Roberts, Attorney In Fact
**Taneilya Dunlap, by Duane E. Roberts, Attorney In Fact**

Christopher Dunlap, by Duane E. Roberts, Attorney In Fact
**Christopher Dunlap, by Duane E. Roberts, Attorney In Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Duane E Roberts and Julia Douglas, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of October, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Duane E Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Richard Roberts, Sally Bayham, Timara Williams, Timothy M Roberts, Jr., Timiyah A Roberts, Marquis C Johnson, Crystal Brand, Maurice E Roberts, III, Timetri Roberts, Jarvis Roberts, Taneilya Dunlap, and Christopher Dunlap and acknowledged that he executed the same as the free act and deed of the said Richard Roberts, Sally Bayham, Timara Williams, Timothy M Roberts, Jr., Timiyah A Roberts, Marquis C Johnson, Crystal Brand, Maurice E Roberts, III, Timetri Roberts, Jarvis Roberts, Taneilya Dunlap, and Christopher Dunlap.

WITNESS my hand and official seal at office this 23rd day of October, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Memorie White, a Notary Public, in and for said State and County, Gwendolyn M. Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Adam C Roberts and acknowledged that she executed the same as the free act and deed of the said Adam C Roberts.

WITNESS my hand and official seal at office this 23rd day of October, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON