Karen Johnson Davidson County
Batch# 600489 DEEDQC
03/25/2021 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210325-0039721

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-740587

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
John E. Root and Sara Marie Root	John E. and Sara Marie Root	13214007000
840 Robertson Academy Road	840 Robertson Academy Road	
Nashville, TN 37220	Nashville, TN 37220	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOHN E. ROOT, a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOHN E. ROOT and SARA MARIE ROOT, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 840 Robertson Academy Road, Nashville, TN 37220, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Tract No. 1:
Land in the 7th formerly 11th civil district of Davidson County, Tennessee, being Tract No. 3 on the Plan of Paul Schiel Subdivision No. 2 of Record in Book 2330, page 68, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Robertson Academy Road 20 feet westerly from the southeast comer of the property conveyed to the City of Nashville by John H. Cheek and wife by deed of record in Book 1308, page 142, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Robertson Academy Road westwardly 120 feet; thence North 8 deg. 30 min. West 370 feet; thence eastwardly 145 feet to the northwest comer of the property conveyed to the City of Nashville, by Paul W. Schiel and wife by deed of record in Book 2039, page 51, Register's Office for Davidson County, Tennessee; thence with the western boundary line of the City of Nashville property, South 2 deg. 15 min. West 65 feet to the southwest corner of said City of Nashville property, eastwardly 45 feet; and southwardly 300 feet to the beginning, containing 1.22 acres, more or less.

Tract No. 2

A Tract of Land in Davidson County, Tennessee; said Tract being part of Lot 3 on the Plan of John Overton's Property, of record in Plat Book 421, page 160, Register's Office for Davidson County, Tennessee; said Tract is shown as Davidson County Tax Map 132-14, Parcel 70-1, and as Nashville Electric Service drawing PSK-1528-A, being further described as follows:

Beginning at a point being an iron pin on the Northern 40 foot right-of-way of Robertson Academy Road, said point being the southeast most corner of the herein described property; thence following said right-of-way N 89 deg. 59 min. 00 sec. W 20.00 feet to an iron pin; thence leaving said right-of-way N 02 deg. 15. 00 sec. E 300.00 feet to an iron pin; thence N 89 deg. 59 min. 00 sec. W 45.00 feet to an iron pin; thence N 02 deg. 15min. 00 sec. E 65.00 feet to an iron pin; thence S 89 deg. 59 min. 00 sec. E 65.00 feet to an iron pin marking the common corner of parcels 71 and 70.1 of said Davidson County tax map; thence leaving said common corner and following the easterly margin of parcel 70.1 S 02 deg. 15 min. 00 sec. W 365.00 feet to the point of beginning; said tract contains 10,225 square feet or 0.23 acre, more or less.

Tax ID No.: 13214007000

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument No. 201903270027719, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 840 Robertson Academy Road, Nashville, TN 37220.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of February, 20 24.

JOHN E. ROOT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHN E. ROOT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26 day of February, 20 24.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Notary Public
My Commission expires: 3.4.24

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

JOHN E. ROOT

SARA MARIE ROOT

Subscribed and sworn to before me this 26 day of February, 20 24.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Notary Public
My Commission expires: 3.4.24