Karen Johnson Davidson County
Batch# 613221 DEEDQC
04/13/2021 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210413-0048822

This Instrument Prepared By:
TERESA MORGAN, ESQ.
PO Box 60711
Nashville, Tennessee 37206
(615) 975-9174

QUITCLAIM DEED

New Owners & Addresses	Send Tax Bills TO:	Map & Parcel No.:
Raymond Roberts, Jr. 275 Langdon Rd. Lafayette TN 37083 Paul Allen Roberts 8 Portal Drive Belle Vernon, PA 15012 Juanita Young 1170 Blanton Rd. Adamsville, TN 38310	Juanita Young 1170 Blanton Rd. Adamsville, TN 38310	42-14-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **MARGARET ANNETTE ROBERTS** (the "Grantor"), hereby quitclaim and convey unto **RAYMOND ROBERTS, JR., PAUL ALLEN ROBERTS**, and **JUANITA YOUNG** (collectively, the "Grantee") all of the Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated by reference by this reference (the "Property"). The Grantee shall take ownership of the Property as tenants in common in equal shares.

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 130 Rhine Drive, Madison, TN 37115. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy in the address or description of location of the Property, the legal description herein shall control. The attorney preparing this Quitclaim Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the above-named preparer gives no opinion as to title.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 6th day of April, 2021.

GRANTOR:

Margaret Annette Roberts

MARGARET ANNETTE ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State of Tennessee, County of Davidson, personally appeared **Margaret Annette Roberts**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named Grantor, and that she executed the foregoing instrument for the purposes contained therein, free of any undue influence, with complete capacity and of her own will.

WITNESS my hand and seal, on this 6th day of April, 2021.

Teresa Morgan

Notary Public

My Commission Expires:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Teresa Morgan

AFFIANT

Subscribed and sworn before me, this 6 day of April, 2021.

Notary Public

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Randall Rogers and wife, H. Lavonn Rogers, as to a 80% interest and Gallatin Road Baptist Church, Inc., as to a 20% interest, by deed from Malcolm A. Craig and wife, Janie L. Craig, as of record in Book 7280, page 454, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Raymond Roberts, a 1/3 undivided interest, Dorothy Roberts, a 1/3 undivided interest, and Opal Elrod, a 1/3 undivided life estate with remainder to Dorothy Roberts, by Warranty Deed from Charles Randall Rogers and wife, H. Lavonn Rogers, as to a 80% interest and Gallatin Road Baptist Church, Inc., as to a 20% interest, as of record in Book 8170, page 800, Register's Office for Davidson County, Tennessee.

Raymond Roberts, having died testate on or about November 11, 2019. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 20P610, devised a life estate to his wife, Margaret Annette Roberts with a remainder to his children: Raymond Roberts, Jr., Paul Roberts, and Juanita Young.

TRUE COPY CERTIFICATION

I, Teresa Morgan 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 documents executed and authenticated according to law.

Teresa Morgan 4/12/2021

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, R. Houston Akin, a notary public for this county and state, Teresa Morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/6/22

Notary's Seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON