Karen Johnson Davidson County
Batch# 628288 DEEDQC
05/04/2021 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210504-0059556

QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathaniel Roberson and Nanassa Roberson	**Same**	**060-04-0-085.00**
(NAME)	(NAME)	
241 Broadmoor Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NATHANIEL ROBERSON, SINGLE ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

NATHANIEL ROBERSON, A SINGLE MAN AND NANASSA ROBERSON, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF SECTION 1, EWING PLACE, OF RECORDED IN PLAT BOOK 4060, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACTS 2 & 3:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING TWO PARTS OF LOT NO. 2 ON THE PLAN OF REAL ESTATE OF WILLIAM PHILLIPS, OF RECORD IN PLAT BOOK 57, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO A SURVEY DATED JUNE 23, 1987, BY DONALD W. FORTNER AS FOLLOWS:

TRACT 2:

BEGINNING AT AN IRON PIN IN THE NORTHERLY RIGHT OF WAY OF EWING LANE, SAID PIN BEING NORTH 29 DEGREES 16' WEST OF A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF JOHN THOMAS VARDELL'S PROPERTY AS RECORDED IN BOOK 4158, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE NORTH 4 DEGREES 24' EAST 212.32 FEET TO AN IRON PIN, THENCE NORTH 82 DEGREES 50' WEST 150.44 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 67 DEGREES 27' EAST 114.33 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 29 DEGREES 15' EAST 76.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS.

TRACT 3:

BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF EWING LANE, MARKING THE SOUTHWEST CORNER OF JOHN THOMAS VARDELL'S PROPERTY

AS RECORDED IN BOOK 4158, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE NORTH 29 DEGREES 15' WEST 140.04 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 4 DEGREES 24' WEST 168.26 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF EWING LANE; THENCE NORTH 60 DEGREES 34' EAST 93.23 FEET TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIBED BUT SPECIFICALLY EXCLUDED FROM THE CONVEYANCE IS THE FOLLOWING:

BEGINNING AT A POINT IN THE NORTH MARGIN OF EWING DRIVE EAST, SAID POINT BEING ALONG THE SAID NORTH MARGIN OF THE NORTHEASTWARDLY 92 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF THE G.W. MCCUTCHEN PROPERTY; THENCE NORTH 27 DEGREES 07' 58" WEST 4.40 FEET TO A POINT; THENCE NORTH 63 DEGREES 25' 42" EAST 12.36 FEET TO A POINT; THENCE ALONG A CURVE RIGHT HAVING A RADIUS OF 1157.92 FEET NORTHEASTWARDLY FOR 80.39 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01' 58" EAST 5.87 FEET TO A POINT IN THE SAID NORTH MARGIN; THENCE ALONG THE SAID NORTH MARGIN SOUTHEASTWARDLY 92.0 FEET TO THE POINT OF BEGINNING, CONTAINING 531 SQUARE FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO NATHANIEL ROBERSON, BY WARRANTY DEED FROM MARVIN TOLE AND NANASSA ROBERSON, OF RECORD IN INSTRUMENT NUMBER 20171004-0101815 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **241 Broadmoor Drive, Nashville, Tennessee 37207**

Witness our hands this the 29 day of April, 2021.

Nathan Roberson
NATHANIEL ROBERSON

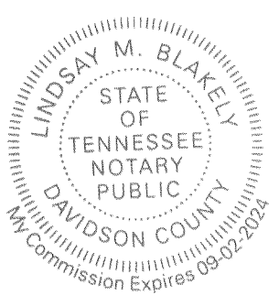
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NATHANIEL ROBERSON** the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 29 day of April, 2021.

Notary Public

My Commission Expires:



True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY