Karen Johnson Davidson County
Batch# 841590 DEEDQC
04/19/2022 10:26:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220419-0044774

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:
James H. Roberts, Jr., Trustee
Roberts Rev Liv Trust dtd 7/5/21
PO Box 2569
Brentwood, TN 37024

Send Tax Bills To:
Same

Map and Parcel No.
161-06-0A 099.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Edna Pauline Roberts, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto James H. Roberts, Jr., as Trustee of the Roberts Rev Liv Trust dtd 7/5/21 ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Unit 99 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1 First Supplemental Declaration" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325–0030014. Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pauline E. Roberts from Austin Henderson and wife, Jennifer Hickman Henderson by deed dated December 29, 2016 and recorded as Instrument No. 20161230-0137433 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Instrument No. 20070911–0108866, said Register's Office; Restrictive Covenants of record in instrument Nos. 20070614–0071397 and 20080325–0030014, said Register's Office; Storm water Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205–0014422 and 20070404–0040188 said Register's Office; and Conveyance of common area/open space recorded at Instrument No. 20080909–0092190, said Register's Office.

This is improved property known as ***1223 Bainbridge Drive Nashville TN 37211.***

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 4th day of March, 2022.

Edna P. Roberts

Edna Pauline Roberts, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Edna Pauline Roberts, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

James H. Roberts, Jr., Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 11 day of April, 2022.

Notary Public

My Commission Expires: 8/18/24

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON