Karen Johnson Davidson County
Batch# 841590 DEEDQC
04/19/2022 10:26:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220419-0044778

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 - 246

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:

Being lot No. 0–78 on the Plan of Villages of Brentwood, Phase VII as of record in Plat Book 6900, Page 777, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to C & S Builders, Inc. by deed from Fox Ridge Company, a Limited Partnership of record in Book 7562, Page 934, said Register's Office. The name of the corporation was changed to Fox Ridge Homes, Inc. by instrument of record in Book 7634, Page 226, said Register's Office.

Being the same property conveyed to Pauline E. Roberts by deed from Foxridge Homes, Inc., dated November 23, 1988 and recorded in Book 7716, Pages 306-308 in the Register's Office for Davidson County, Tennessee

THIS conveyance is subject to any and all zoning regulations, building restrictions, set back lines, if any, easements and rights of way for public utilities. This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as ***402 English Ivy Drive, Nashville, TN 32711.***

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 Pauline 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: 8/12/24

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 4th day of March, 2022.

Notary Public

My Commission Expires: 8/12/24

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