Karen Johnson Davidson County
Batch# 841590 DEEDQC
04/19/2022 10:26:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220419-0044779

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.
161-5 64

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:

Lot No. 1 as shown on the plan designated as "Revision to Section 1," Huntington Park, of record in Book 4060, page 99, Register's Office for said County, and being a re-subdivision of Lots 1, 2, and 3 as shown on the Plan of Huntington Park Section One, of record in Book 4175, page 10, Registers Office for Davidson County, Tennessee.

SAID Lot NO. 1 fronts 306.9 feet along the easterly margin of Edmondson Pike, measures 308.5 feet along its northeasterly line, 210.9 feet along its southeasterly line and 155.9 feet along its southerly line.

Said lot is conveyed expressly subject to the following:

1. Restrictive Covenants of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee.
2. The Plan of record in Book 4060, page 99, said Register's Office, shows an Owner Certificate, a 75 foot easement in favor of Tennessee Valley Authority along the northeasterly boundary of said Lot N0.1; a 10-foot access easement to reserved Parcel A, along the said northeasterly boundary of said lot; a 10-foot utility and drainage easement along the southeasterly boundary of said lot; a 5-foot drainage easement along the southerly boundary of said lot; a 15 – foot sewer easement along the westerly boundary of said lot; and a 30-foot minimum building setback line along Edmonson Pike.

Being the same property conveyed to James H. Roberts, and wife Pauline E. Roberts from Andrew Ewing, Trustee by Deed dated February 13, 1969 and recorded in Book 4338, Pages 812 and 813 in the Register's Office for Davidson County, Tennessee. James H. Roberts departed this life on April 24, 1990 leaving Pauline E. Roberts as the sole owner of the property in fee.

This is improved property known as ***5354 Edmondson Pike, 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 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 4th day of March, 2022.

Notary Public

My Commission Expires: 3/18/24

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