Karen Johnson Davidson County
Batch# 1006869 DEEDQC
05/24/2023 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230524-0038945

6603

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

SHANNONN HILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Russell E. Roberts, et. al. 4434 Bull Run Road Nashville, TN 37015	Same as Owner	046-00-0-004.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **RUSSELL E. ROBERTS and PATRICIA A. ROBERTS, husband and wife** (hereinafter "Grantors"), do hereby convey, remise, release and quitclaim unto **MATTHEW E. ROBERTS, unmarried, and MELISSA A. ROBERTS, unmarried** (hereinafter "Grantees"), and their heirs, successors and assigns, each a one-fourth (1/4th) undivided interest, as tenants in common with right of survivorship with each other and with Grantors, in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Property located in the 1ST Councilmanic District of Davidson County, TN, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3121 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05• 22-13, File Number 860, as follows:

Beginning at a set iron rod in the north margin of Bull Run Road and being the common corner to David Daughten (Deed Book 6734, Page 931A);
Thence with the margin of Bull Run Road
S 57 DEGREES 39 MINUTES 27 SECONDS W a distance of 223.90 feet to an existing iron rod at the corner of William T. Willian1s (known as Barnes Family Cemetery) (Deed Book 10835, Page 598);
Thence with said Cemetery
N 14 DEGREES 47 MINUTES 57 SECONDS W a distance of 87.55 feet to an existing iron rod;
Thence S 59 DEGREES 11 MINUTES 42 SECONDS W a distance of 89.01 feet to an existing iron rod and common corner to James Upchurch (Deed Book 10459, Page 173);
Thence with said Upchurch
N 37 DEGREES 29 MINUTES 58 SECONDS W a distance of90.98 feet to an existing iron rod;
Thence N 33 DEGREES 04 MINUTES 22 SECONDS W a distance of 101.78 feet to an existing iron rod;
Thence N 13 DEGREES 13 MINUTES 40 SECONDS W a distance of 159.07 feet to an existing iron rod;
Thence N 18 DEGREES 58 MINUTES 21 SECONDS W a distance of 148.17 feet to an existing iron rod;
Thence N 47 DEGREES 10 MINUTES 04 SECONDS E a distance of 286.54 feet to an existing iron rod at the base of a 16 inch blazed oak tree;
Thence N 09 DEGREES 18 MINUTES 15 SECONDS W a distance of 1019.54 feet to a set iron rod and common corner to James R. Upchurch (Instrument No. 20041213-0147789);
Thence with said Upchurch
N 05 DEGREES 25 MINUTES 33 SECONDS E a distance of 783.64 feet to an existing iron rod;
Thence S 80 DEGREES 50 MINUTES 16 SECONDS W a distance of 700.87 feet to an existing iron rod;
Thence S 04 DEGREES 08 MINUTES 57 SECONDS W a distance of 979.72 feet to a set iron rod in the north line of Mark Sagers (Instrument No. 200506210070816);
Thence with said Sagers
N 82 DEGREES 30 MINUTES 21 SECONDS W a distance of 153.10 feet to a set iron rod in the center of what the current deed refers to as "old post road" and common corner to Anthony Rentals (Instrument No. 20090123-0006177); Thence with said Rentals and generally following the center of said "post road" along ridge the following nine calls:
N 21 DEGREES 42 MINUTES 33 SECONDS W a distance of 224.07 feet; N 26 DEGREES 45 MINUTES 52 SECONDS W a distance of 236.14 feet;
N 12 DEGREES 26 MINUTES 06 SECONDS E a distance of 232.23 feet;
N 25 DEGREES 55 MINUTES 11 SECONDS E a distance of 187.44 feet;
N 10 DEGREES 59 MINUTES 04 SECONDS E a distance of 241.25 feet;
N 07 DEGREES 49 MINUTES 49 SECONDS W a distance of 570.53 feet;
N 49 DEGREES 35 MINUTES 07 SECONDS W a distance of 402.07 feet;
N 24 DEGREES 12 MINUTES 12 SECONDS W a distance of 471.58 feet;

N 34 DEGREES 39 MINUTES 54 SECONDS W a distance of 330.36 feet to an existing 3/4 inch pinched pipe in the center of "post road" and in the south line of James Campbell (Instrument No. 20111129-0092551);
Thence with said Campbell
S 86 DEGREES 49 MINUTES 55 SECONDS E a distance of 1618.86 feet to an existing iron rod at a metal fence post and common corner to Jamie Miller (Deed Book 8910, Page 208) and W.F. Joyner (Deed Book 6681, Page 480);
Thence with said Joyner
S 83 DEGREES 19 MINUTES 58 SECONDS E a distance of 1375.08 feet to an existing iron rod by a flat stone marked "X";
Thence S 74 DEGREES 27 MINUTES 32 SECONDS E a distance of 185.50 feet to a 4 inch white oak;
Thence S 08 DEGREES 32 MINUTES 32 SECONDS W a distance of 1146.50 feet to a set iron rod and common corner to Terri Nickens (Instrument No. 20000602-0054948);
Thence with said Nickens
S 84 DEGREES 12 MINUTES 39 SECONDS W a distance of 528.00 feet to a set iron rod;
Thence S 56 DEGREES 12 MINUTES 39 SECONDS W a distance of 396.00 feet to a set iron rod and common corner to James H. Akins (Deed Book 5289, Page 979);
Thence with said Akins S 41 DEGREES 12 MINUTES 39 SECONDS W a distance of 480.00 feet to a set iron rod;
Thence S 13 DEGREES 09 MINUTES 50 SECONDS W a distance of 436.44 feet to a 30 inch dead black oak;
Thence S 09 DEGREES 39 MINUTES 22 SECONDS E a distance of 626.04 feet to a 14 inch white oak and common corner to Willie A. Woodard (Deed Book 6612, Page 680) and David Daughten (Deed Book 6734, Page 931A);
Thence with said Daughten
S 16 DEGREES 56 MINUTES 29 SECONDS E a distance of 787.80 feet to a set iron rod which is the point of beginning, having an area of 4501448 square feet, 103.34 acres

Being the same property conveyed to Grantors herein by Warranty Deed from Jean R. Herrin dated February 25, 2014 and recorded on March 28, 2014 in Instrument No. 20140328-0025814 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Bull Run Road, Nashville, TN 37015

This conveyance is intended to establish a tenancy in common with right of survivorship, of which a fifty percent (50%) undivided interest is owned by Grantors herein as tenants by the entireties, and a twenty-five percent (25%) undivided interest is owned by each Grantee herein, the Grantors' right of survivorship being between themselves as to said fifty percent (50%) undivided interest pursuant to tenancy by the entireties.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this __17th___ day of May, 2023.

Russell E. Roberts, Grantor

Patricia A. 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 Russell E. Roberts and Patricia A. Roberts, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2023.

Commission Expires: _____

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 17 day of May, 2023.

Ernest D. Bennett, III 5-17-23

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17 day of May, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024