Karen Johnson Davidson County
Batch# 1019464 DEEDQC
06/27/2023 01 04 49 PM 2 pgs
Fees $12 00 Taxes· $0 00
20230627-0048829

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO.	MAP & PARCEL:
Lina C. Roberts 845 Forest Hills Drive Nashville, TN 37220	New Owner	160-01-0-015.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **EVERETT D. ROBERTS** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **LINA C. ROBERTS** her heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Oak Hill Estates Section II of record in Plat Book 4460, Page 36-38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. Douglas Roberts, Jr. and wife, Nancy C. Roberts by Warranty deed from Ira T. Adams and wife, Martha S. Adams of record in Book 4688, page 595, Register's Office for Davidson County, Tennessee, dated March 9, 1973 and recorded on March 13, 1973.

The said Nancy C. Roberts died on February 2, 2010, vesting R. Douglas Roberts, Jr. as surviving tenant.

The said R. Douglas Roberts, Jr. aka Roland D. Roberts, Jr. died on December 1, 2020 leaving Last Will and Testament filed for Probate in Case No. 20P244, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. In accordance with the terms of the Will, Everett D. Roberts and Lina C. Roberts are named as Executors and beneficiaries of the Estate of Roland D. Roberts, Jr. deceased.

Being the same property conveyed to Everett D. Roberts and Lina C. Roberts, as tenants in common by Executor's deed from Everett D. Roberts and Lina C. Roberts, Co-Executors of the Estate of Roland D. Roberts, Jr, deceased of record in Instrument No. 20230420-0029173 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This property was not the marital residence of the Grantor herein named.

This instrument was prepared with information supplied by the Grantee No title examination was performed to validate the accuracy of the title Therefore, the preparer does not accept liability for this instrument

This improved property known as 845 Forest Hills Drive, Nashville, TN 37220

Witness my hand this 21 day of June, 2023

EVERETT D. ROBERTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared **EVERETT D. ROBERTS**, the within named bargainor who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21 day of June, 2023

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 4/27/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 21 day of June, 2023

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON