Karen Johnson Davidson County
Batch# 1040986 DEEDQC
08/22/2023 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230822-0065295

Prepared By and Returnable to:
Jack F. Stringham II
SPENCER FANE LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219

| Address New Owner(s) | Send Tax Bill To: | Map & Parcel Nos.: |
|---|---|---|
| Jack F. Stringham II, Trustee for the Delphine Roberts Trust<br>4437 Sheppard Place<br>Nashville, TN 37205 | New Owner | 117-09-A-031.00CO |

# EXECUTOR'S QUITCLAIM DEED

Anne Cook Roberts died on December 5, 1999 leaving a surviving spouse, Kenneth L. Roberts who died on December 2, 2023, leaving a will dated May 20, 2021 (the "Will"). The Will was admitted to probate on February 16, 2023 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 23P72 (the "Estate"). The Will appointed Jack F. Stringham II as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Executor by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Kenneth L. Roberts, Jack F. Stringham II, Executor, quitclaims to Jack F. Stringham II, Trustee for the Delphine Roberts Trust, individually and as devisee, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plat of Foxhall Close of record in Book 4860, page 46, Register's Office for Davidson County, Tennessee, as amended in Book 5005, page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Roberts and wife, Anne Cook Roberts, by deed from Marjorie S. Kochtizky and husband, Morse Kochtizky, of record in Book 8543, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 Metro taxes, a lien not yet due and payable which have been assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and to indemnify and hold harmless Grantor of liability and loss from failure to pay such taxes.
2. Declaration of Restrictions contained in instrument of record in Book 4954, page 586, as amended in Book 5832, page 378, and further amended in Book 5875, page 873, and Easement Agreement and Amendment to Restrictions of record in Book 8371, page 444, all in the Register's Office for said County.
3. Matters shown on the Plan of record in Book 4860, page 46, as amended in Book 5005, page 136, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6897, page 51, Register's Office for said County.

This is improved property, known as 31 Foxhall Close, Nashville, TN 37215. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said Property is conveyed subject to such rights, interests, easements, limitations, restrictions, encumbrances and other matters as may affect the Property.

This transfer is by Quitclaim and Grantor makes no warranties about the title. The legal description is drawn from recorded documents and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

**Tennessee Code Annotated § 67-4-409(a)(3)(D) exempts this instrument from tax. This instrument is being used to evidence distribution of the property to a beneficiary pursuant to the terms of a Will.** Witness by hand this the 21st day of August, 2023.

GRANTOR
ESTATE OF KENNETH L. ROBERTS

By: _____
Jack F. Stringham II, Executor

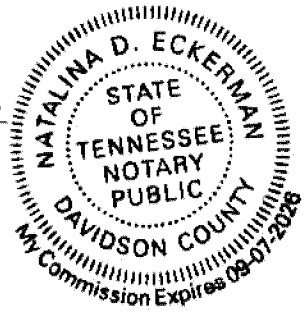
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack F. Stringham II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Kenneth L. Roberts, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor.

WITNESS my hand and seal at office this 21st day of August, 2023.

Natalina D. Eckerman
NOTARY PUBLIC

My Commission Expires:
September 7, 2026



CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham Jr, 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 August 21, 2023 (date of document).

Affiant Signature

8/21/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 21st day of August, 2023

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 7, 2026

NATALINA D. ECKERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026