Karen Johnson
Batch # 1083463
12/19/2023 08:09:49 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20231219-0097545

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard, PLLC** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 *This Deed was prepared based on information provided by the parties and no independent title examination was prepared.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 AFFIANT Subscribed and sworn to before me, this 11 day of December 2023. NOTARY PUBLIC My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
5/05/2025
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Edward D. Roberts, Trustee 7916 Old Harding Pike Nashville, Tennessee 37221	New Owner	Part of Map 169 Parcel 10.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **EDWARD D. ROBERTS, TRUSTEE OF THE BARBARA T. ROBERTS REVOCABLE TRUST** ("Grantor") do hereby quitclaim, transfer and convey unto **EDWARD D. ROBERTS, TRUSTEE OF THE EDWARD D. ROBERTS AND BARBARA T. ROBERTS FAMILY TRUST, AN IRREVOCABLE TRUST** ("Grantee"), its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 7916 OLD HARDING PIKE, NASHVILLE, TENNESSEE 37221, and more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee being described as follows:

The Westerly portion of Tract No. 2 on the unrecorded survey and plat made by C.E. Greek, III, on July 23, 1975, and revised on April 23, 1976, and earlier dates, beginning at a point, being the Southwesterly corner on the portion of said Tract No. 2 conveyed by separate deed this date to Mary Elizabeth Smith, being a point

in the Northerly margin of Old Harding Road N84 degrees 34' W 190' from a post in the margin of Old Harding Road and State Route 100; thence N 84 degrees 34' W 234.47' to a point in the Northerly margin of Old Harding Road; thence with the line dividing the said land from the land of the Phillip Brown estate, N 52 degrees 25' W 432.95' to a point; thence N2 degrees 10' W 550.94' to a tree; thence with the line dividing said lands from the lands of Patrick Slate N 7 degrees 23' E 1194.68' to a point in the line dividing the said lands from the lands of Patrick Slate; thence for two calls along the Westerly margin of that portion of Tract No. 2 conveyed this date to Mary Elizabeth Smith S 22 degrees 16' E 1264.12' to a point; thence S 2 degrees 23' W 852.54' to the point of beginning: containing 19.0 acres, more or less.

Tract II:
Land in Davidson County, Tennessee and bound in general by Maddux, Harpeth Valley Utilities District and Smith on the North, Smith on the East, Old Harding Road on the South and Lewis Road on the West. and more particularly described by a survey of C.K. Mclemore dated September-October, 1983, as follows:

Beginning at an iron pin in the Northerly margin of Old Harding Road at the Southwest corner of Walter Smith as described in Book 5042, page 569, Register's Office for Davidson County, Tennessee, thence with the following three calls along the Northern margin of Old Harding Road: North 84 degrees 07 minutes West 500.0 feet; North 85 degrees 18 minutes West 145.0 feet and North 71 degrees 07 minutes West 37.0 feet to the East margin of Lewis Road, thence with said margin, North 39 degrees 17 minutes West 56.4 feet to an iron post, the Southwest corner of Maddux, thence with his Southern line, South 76 degrees 37 minutes East 85.13 feet to an iron post, thence North 58 degrees 37 minutes East with Maddux's and Harpeth Utilities District, 354.75 feet to the Smith's West line, thence with his West line, South 49 degrees 02 minutes East 432.95 feet to the point of beginning and containing 1.98 acres, more or less.

Included in the above description, but excluded from the conservation easement is the residence fronting Old Harding Pike, having the street address of 7916 Old Harding Pike, and its surrounding acreage described as follows:

Being a tract of land as shown on Property Map 169 Parcel 10, Assessor's Office and lying wholly within the 35" Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee. Bounded in general by Old Harding Pike on the South; Juliette Mungovan Remainder on the West and North; Mary Elizabeth Smith on the east, more particularly described as follows:

Beginning at an existing iron pin and cap "Delle" on the North side of Old Harding Pike in the west line of Mary Elizabeth Smith (Ref. Deed Book 5042 Page 360 R.O.D.C.) thence with Smith's East line S03°34'25"W 28.05' to an iron pin set in an abandoned road; thence with said abandoned road N86°16'30"W 23.50' to an

iron pin set on the north side of Old Harding Pike (30' from the center); thence leaving Smith and with the north side of Old Harding Pike with a curve to the left having the following characteristics:

Delta=34°26'34"; Radius=171.13'; Arc=102.87'; Tangent=53.04'; Chord=N69°03'12"W 101.33" to an iron pin set; thence N86°16'30"W 178.86' to an iron pin set at a cross fence; thence leaving Old Harding Pike and with three new lines N06°24'13"E 360.82' to a wood fence corner post; thence N05°27'07" 184.06' to an iron pin set on the north side of a small drain and creek; thence along the north side of said creek S79°44'56"E 277.10' to an iron pin set in the west line of the aforementioned Mary Elizabeth Smith; thence with Smith's west line S03°34'25"W re crossing the small creek at 20 and passing an iron pin set at 300.49 in all 514.86 to the Point of Beginning, containing 3.15 acres, more or less, and being a portion of Charlie G. Mungovan and Juliette Thompson-Mungovan property as described in Deed Book 9533 Page 145 Register's Office for Davidson County, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated October 16, 2009.

Being the same property conveyed to Barbara Thompson Roberts, by Executrix's Deed, from the Estate of Juliette Marie Mungovan, dated December 28, 2009, of record in Instrument No. 20091231-0118808, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Russell J. McCann, Trustee by Strawman Quitclaim Deed from Barbara T. Roberts, and then reconveyed therein to Edward D. Roberts and Barbara T. Roberts as Tenants in Common, from Russell J. McCann, Trustee, of record in Instrument No. 20101018-0083168, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to the Barbara T. Roberts Revocable Trust by Court Order to Admit the Last Will and Testament of Barbara T. Roberts for the Sole Purpose of Establishing Muniment of Title, entered on April 24, 2023, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, as evidenced by Instrument Nos. 20230501-0031685 and 20230501-0031686.

Further being a part of the same property conveyed to Edward D. Roberts, Trustee of the Barbara T. Roberts Revocable Trust by Quitclaim Deed from Edward D. Roberts, of record in Instrument No. 20230501-0031688, Register's Office for Davidson County, Tennessee.

Said property is subject to a Conservation Easement of record in Instrument No. 20091228-0117608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the ____ day of Dec. 8 2023.

BARBARA T. ROBERTS REVOCABLE TRUST

Edward D. Roberts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Edward D. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **TRUSTEE** of the **BARBARA T. ROBERTS REVOCABLE TRUST**, the within named bargainor, a Trust, and that he has the authority to sign as Trustee the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 8 day of December 2023.

Notary Public
My Commission Expires: 5/5/25

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/5/25