Karen Johnson Davidson County
Batch# 1149551 DEEDQC
06/20/2024 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240620-0046531

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Timothy R. Pereira and	NEW OWNER	158 00 0 004.00
Carissa M. Pereira		158 00 0 088.00
2207 Old Hickory Blvd.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Richardson M. Roberts** and **Memree Roberts, husband and wife,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Timothy R. Pereira** and **Carissa M. Pereira, husband wife,** the **Grantees** herein, their successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 2207 Old Hickory Blvd., Nashville, TN 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 13th day of June, 2024.

Richardson M. Roberts

Memree Roberts

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richardson M. Roberts** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of June, 2024.

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3-3-26

STATE OF FL)
COUNTY OF Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Memree Roberts** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of June, 2024.

Notary Public

JOHN ROBY
Notary Public - State of Florida
Commission # HH 038258
My Comm. Expires Sep 21, 2024
Bonded through National Notary Assn.

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Amanda Allen
Affiant

Subscribed and sworn to before me this 13TH day of JUNE, 2024.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Carmen Coats
Notary Public

My Commission Expires: 3/3/26

EXHIBIT A

158 00 0 088.00

LAND IN THE 34TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, THE SAME PROPERTY CONVEYED IN INSTRUMENT NO. 20051206-0146561 AND INSTRUMENT NO. 20061101-0135635, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE EASTERLY SIDE OF A 50 FOOT INGRESS-EGRESS EASEMENT, SAID EASEMENT BEING APPROXIMATELY 925 FEET WEST OF THE BRIDGE OVER OTTER CREEK AND OLD HICKORY BOULEVARD;
THENCE LEAVING SAID EASEMENT S 53°45'20" E, 360.81 FEET TO THE CENTER OF OTTER CREEK;
THENCE GENERALLY FOLLOWING THE CENTER OF SAID CREEK S 29°29'13" W, 152.06 FEET;
THENCE S 75° 06'05" W, 114 FEET;
THENCE S 2°27' 03" E, 70.0 FEET;
THENCE LEAVING SAID CREEK N 33° 04' 34" W, 404.91 FEET TO THE SAID 50 FOOT INGRESS-EGRESS EASEMENT;
THENCE WITH SAID EASEMENT, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 431.1 FEET, A DISTANCE OF 154.8 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9 ACRES, MORE OR LESS, AS SURVEYED BY PATRICK COODE AND COMPANY, LLC, 144 SPRING VALLEY ROAD, NASHVILLE, TENNESSEE 37214, PATRICK S. COODE, TENNESSEE NO. 855, DATED JUNE 1, 2024.

158 00 0 004.00

BEGINNING ON THE EASTERLY SIDE OF A 50 FOOT INGRESS-EGRESS, APPROXIMATELY 686 FEET SOUTH OF OLD HICKORY BOULEVARD, SAID EASEMENT BEING APPROXIMATELY 925 FEET WEST OF THE BRIDGE OVER OTTER CREEK AND OLD HICKORY BOULEVARD;
THENCE LEAVING SAID EASEMENT S 33°04'34" E, 404.91 FEET TO THE CENTER OF OTTER CREEK;
THENCE WITH SAID CREEK S 29°49 '29" W, 64.0 FEET;
THENCE N 80°51 '45" W, 30.4 FEET;
THENCE S 82° 03 '01" W 52.2 FEET;
THENCE S 88°13 '38" W, 83.1 FEET;
THENCE LEAVING SAID CREEK S 70° 49' 00" W, 70.0 FEET, THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;
THENCE N 19°11 '00" W, 82.8 FEET TO HE CENTER OF SAID CREEK;
THENCE CONTINUING WITH SAID CREEK N 45° 44' 35" W 28.0 FEET;
THENCE N 20° 20' W, 70.0 FEET;
THENCE N 55° 00 ' W 26.0 FEET;
THENCE S 75°00' W, 45.0 FEET;
THENCE LEAVING SAID CREEK N 4° 10' 25" E, 186.7 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF SAID 50 FOOT INGRESS-EGRESS EASEMENT;
THENCE ALONG SAID EASEMENT N 71° 14' 25" E, 70.0 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 431.1 FEET, A DISTANCE OF 110.1 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES, MORE OR LESS, AS SURVEYED BY PATRICK COODE AND COMPANY, LLC, 144 SPRING VALLEY ROAD, NASHVILLE, TENNESSEE 37214, PATRICK S. COODE, TENNESSEE NO. 855, DATED JUNE 1, 2024.

Being a portion of the same property conveyed to Richardson M. Roberts by Warranty Deed from Thomas F. Stovall and spouse, Virginia G. Stovall, of record in Instrument No. 20051206-0146561, in the Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on De-

cember 06, 2005.

Further, being the same property conveyed to Richardson M. Roberts by Quitclaim Deed from William Richardson of record in Instrument No. 20061101-0135635, in the Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 01. 2006.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 13, 2024**.

Affiant Signature

June 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25