Karen Johnson Davidson County
Batch# 1173005 DEEDQC
08/21/2024 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240821-0064328

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Ruth Ann Roberts Affiant Subscribed and sworn to before me, this 17th day of July, 2024. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Carl R. Roberts, Trustee 2020 Fieldstone Parkway, Ste. 400 PMB 242 Franklin, Tennessee 37069-4369	SAME	095 13 0 042.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ruth Ann Roberts**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Carl R. Roberts, Trustee of the 1110 Appleton Drive Trust dated July 17, 2024**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 17th day of July, 2024.

Ruth Ann Roberts

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 Ruth Ann Roberts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of July, 2024.

My Commission Expires:

ALICE BOWMANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A
Legal Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Appleton Drive, and being Lot Number Two, Resubdivision of Section Ten, Metropolitan Industrial Park, as of record in Book 5190, page 463, Register's Office of Davison County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Appleton Drive, said point being S 50 deg. 03' E, 275.00 feet from the easterly margin of Elm Hill Pike; thence, leaving said northerly margin of Appleton Drive with the easterly line of Lot Number One, Resubdivision of Section Ten, Metropolitan Industrial Park, as of record in Book 5190, Page 463, Register's Office of Davidson County, Tennessee, N 41 deg. 40' 34" E, 389.23 feet to a point; thence, with a portion of the Southerly line of Metropolitan Industrial Park, Section 42, as of record in Book 4175, Page 32, Register's Office of Davidson County, Tennessee, S 29 deg. 29' E, 156.69 feet to a point; thence, with the westerly line of Metropolitan Industrial Park, Section 48, as of record in Book 4460, page 103, Register's Office of Davidson County, Tennessee, S 16 deg. 57' W, 315.97 feet to a point in the northerly margin of Appleton Drive; thence, with said northerly margin of Appleton Drive with a curve to the right 217 .96 feet to a point, said curve having a central angle of 23 deg. 00', a radius of 542.96 feet, a tangent of 110.47 feet and a chord N 61 deg. 33' W, 216.50 feet; thence, continuing with said northerly margin of Appleton Drive, N 50 deg. 03' W, 69.75 feet to the point of beginning.

Being the same property conveyed to Ruth Ann Roberts by deed from Carl R. Roberts, of record as Instrument No. 20240820-0063783, Register's Office for Davidson County, Tennessee.

Ruth Ann Roberts and Ruthann Roberts are one and the same person. Carl R. Roberts and Carl Roberts are one and the same person.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. The plan of record in Plat Book 5190, Page 463, Register's Office for Davidson County, Tennessee.
3. All matters shown on the plan of record in Book 5190, Page 463. R.O.D.C., Tennessee, including the owner's certificate, 30-foot minimum building setback line from Appleton Drive and a 10-foot public utility and drainage easement along the easterly and rear lot lines.
4. Chain link fence at southeast corner of subject tract encroaches onto adjoining property as shown on survey of Barge, Waggoner, Sumner & Cannon, dated May 6, 1985, File No. 6067-41.
5. Rights or claims of parties in possession.

This is improved property known as 1110 Appleton Drive, Nashville, Tennessee 37210.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 7/17/24.

8/20/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

