Karen Johnson Davidson County
Batch # 1184775 DEEDQC
09/23/2024 11:21:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240923-0073551

Instrument Prepared by:
One Trusted Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ryan M. Roberts and Cherie S. Roberts, Trustees
6305 Jocelyn Hollow Road
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
102 16 0 011.00

# QUIT CLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Ryan Roberts and spouse, Cherie Roberts, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Ryan M. Roberts and Cherie S. Roberts, Trustees under Roberts Marriage Trust dated September 18, 2024 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hillwood Estates, Section 7, of record in Book 2133, page 90, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Ryan Roberts and spouse, Cherie Roberts, by Warranty Deed from Patricia L. Swartzbaugh, unmarried, dated October 30, 2015 and recorded on November 3, 2015 as instrument number 20151103-0111851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 2133, page 90, said Register's Office, which Plan shows a 100 foot minimum building setback line from Hickory Valley Road, a 70 foot setback line from West Hillwood Drive, and a 10 foot easement for public utility purposes along the westerly rear and northerly side lines of said lot.

This is improved property, known as 6012 Hickory Valley Road, Nashville, TN 37205

The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 18th day of September, 2024.

Ryan Roberts

Cherie Roberts

State of Tennessee )
County of Williamson )

On this the 18th day of September, 2024, before me, a Notary Public, personally appeared Ryan Roberts and Cherie Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 03/16/2025

State of Tennessee )
County of Williamson )

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September, 2024.

Notary Public

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 03/16/2025