Karen Johnson Davidson County
Batch# 1212635 DEEDQC
12/04/2024 02:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241204-0094267

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF Dec., 2024.

NOTARY PUBLIC

My Commission expires: 2-5-2025

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 24110043

Address of New Owner
Stephan Ray Roberts and
Patricia L. Roberts
8534 Newsom Station Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
126-00-0-042.00
TO BE COMBINED WITH
127-00-0-006.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 4th day of Dec., 2024, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and with the intent of combining two (2) separate parcels into a single taxable parcel, **Stephan Ray Roberts and wife, Patricia L. Roberts,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Stephan Ray Roberts and wife, Patricia L. Roberts,** Grantees, their heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A for property description

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Stephan Ray Roberts and Patricia L. Roberts** have caused this instrument to be executed, this the 4th day of Dec., 2024.

Stephan Ray Roberts

Patricia L. Roberts

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Stephan Ray Roberts and Patricia L. Roberts,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 4th day of Dec., 2024.

NOTARY PUBLIC
My Commission expires: 7/25/26

BRONER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Exhibit A

Parcel A (Map/Parcel: 126-00-0-042.00)
Land located in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchinson, Surveyor, January 24, 1961, as follows:

Beginning on the northerly margin of U.S. Highway No. 70, said point being the southeast corner of the property conveyed to Henry Stein of record in Book 1003, Page 363, Register's Office for said county; thence with said Stein's eastern boundary line, North 2 degrees East 104 feet to the center of an old abandoned road; thence with the center of said road, South 50 degrees 25' East 94 feet, South 62 degrees East 123 feet, South 74 degrees East 45.5 feet and South 87 degrees 30' East 62 feet; thence South 10 degrees West 41 feet to the northerly margin of U.S. Highway No. 70; thence with the same, North 86 degrees West 67 feet, North 77 degrees West 118 feet and North 69 degrees West 108 feet, more or less, to the beginning, containing .36 acres, more or less.

Being the same property conveyed to Stephan R. Roberts and wife, Patricia L. Roberts, by Warranty Deed from Robert M. Clark, an unmarried man, dated 06/14/2024 and recorded on 06/14/2024 in Instrument No. 20240614-0044679, Register's Office for Davidson County, Tennessee.

Parcel B (Map/Parcel: 127-00-0-006.00)
Tract I: Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being part of Tracts Nos. 4 and 3 on the Racey Hows Plan as of record in Book 21, Page 137, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a post in an old fence in the North margin of U. S. Highway #70 on the East bank of Buffalo Creek opposite the East end of a culvert on said Highway, said point being approximately 500 feet West of the Northwest corner of the intersection of Buffalo Road and U. S. Highway #70; thence North 20 degrees 30 minutes East 114.4 feet to a post; thence North 35 degrees 25 minutes East 171.8 feet to a stake; thence North 71 degrees 15 minutes West 78 feet to a hickory; thence North 19 degrees 10 minutes West 71.3 feet to a post; thence North 11 degrees 45 minutes West 216.7 feet to a wild cherry; thence with a fence line, North 87 degrees 20 minutes West 2129.8 feet to a stake on the property line of Henry Stein; thence with the said Stein line, South 18 degrees 45 minutes West 200.8 feet to a post; thence South 54 degrees 20 minutes West 143.7 feet to a spike in old road; thence with old road, South 24 degrees East 204.5 feet to a spike; thence South 34 degrees 25 minutes East 223.8 feet to a hackberry; thence still with old road, South 68 degrees 5 minutes East 410 feet, more or less, to a post in the North margin of right-of-way of U. S. Highway #70; thence with said North margin of right-of-way, North 85 degrees 30 minutes East 1565 feet to the point of beginning, containing 32 acres, more or less.

Tract II: A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the northerly side of U. S. Highway #70, near Buffalo Creek, and being part of the land described in deed from Minnie Core DeMoss to D. W. DeMoss, Jr. and wife, Euvala DeMoss, as of record in Book 2283, Page 498, Register's Office for said County, and more particularly described according to a survey by S. H. Hutchison, Surveyor, dated January 24, 1961, as follows:

Beginning at a stake on the north margin of U. S. Highway #70 in the center of an old abandoned road and Travis Brothers line, being the easternmost corner of the D. W. DeMoss and wife, Euvala DeMoss tract; thence with the northerly margin of U. S. Highway #70 as follows: South 86 degrees West 200 feet; North 86 degrees West 83 feet to a stake, the southeast corner of the tract with dwelling house; thence with the easterly line of said tract with dwelling house, North 10 degrees East 41 feet to a stake in the old abandoned road and Travis Brothers line; thence with

Travis Brothers line and the old abandoned road as follows: South 87 degrees 30 minutes East 138 feet to a stake; thence South 78 degrees 30 minutes East 137.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Stephen Ray Roberts and Patricia L. Roberts by Warranty Deed from Barbara Kimmins, Executrix of the Estate of Jeanette M. Travis, dated 04/06/2010 and recorded on 04/07/2010 in Instrument No. 20100407-0026188, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Stephan Roberts, aka Stephen Ray Roberts, and wife, Patricia L. Roberts, by Quitclaim Deed from Stephan Roberts, aka Stephen Ray Roberts, and wife, Patricia L. Roberts, dated 01/04/2021 and recorded on 01/05/2021 in Instrument No. 20210105-0001461, RODCT.

Tract III: Land in the Thirty-Fifth Councilmanic District of Metro-Nashville, Davidson County, Tennessee, and being part of the same property conveyed to Charles Murphy Claibourne, as evidenced in Instrument No. 20061128-0146655, Register's Office for Davidson County, Tennessee (RODCT), said property being more particularly described as follows:

Beginning at a point in the easterly margin of Highway 70 at a distance of 25 feet from the center of the said highway, said point being the northwest boundary corner of parcel 42.00, the Robert M. Clark property, as evidenced in Instrument No. 20040301-0023153, RODCT; thence, with the said easterly margin to points as follows: with a curve to the rights, having a radius of 1,129.11 feet, an arc length of 356.00 feet, and a chord bearing of North 48 degrees 14 minutes 23 seconds West, at a chord distance of 354.53 feet to a point; thence North 39 degrees 12 minutes 26 seconds West, at a distance of 343.69 feet to a capped iron rod new; thence, with new boundary lines, severing the lands of parcel 41.00, the Charles Murphy Claibourne property, as evidenced in Instrument No. 20061128-0146655, RODCT, to points as follows: North 48 degrees 16 minutes 17 seconds East, at a distance of 41.82 feet to a capped iron rod new; thence, North 60 degrees 54 minutes 01 second East, at a distance of 144.09 feet to a capped iron rod new; thence, South 48 degrees 54 minutes 17 seconds East, at a distance of 200.65 feet to a capped iron rod new in the west boundary of parcel 6.00, the Stephen Ray Roberts & Patricia L. Roberts property, as evidenced in Instrument No. 20100407-0026188, RODCT; thence, with the said west boundary of parcel 6.00 and generally with a fence, to points as follows: South 25 degrees 55 minutes 33 seconds East, at a distance of 200.00 feet to a point; thence, South 30 degrees 24 minutes 33 seconds East, at a distance of 92.50 feet to a point; thence, South 36 degrees 35 minutes 33 seconds East, at a distance of 108.00 feet to a point, being the northeast boundary corner of the said parcel 42.00; thence, with the north boundary of the said parcel 42.00, South 11 degrees 41 minutes 18 seconds West, passing through a wood fence post old, at a distance of 35.52 feet, and continuing for 72.01 feet through a wood fence post old, and continuing for 17.15 feet, for a total distance of 124.68 feet to the point of beginning, containing 2.61 acres, more or less, according to a survey by Stephen B. Murrell, TN R.L.S. No. 2462, of XCEL Land Company, Inc., Job No. 20-105, dated August 3, 2020.

Being the same property conveyed to Stephan Roberts and Patricia L. Roberts, a married couple, by Warranty Deed from Charles Murphy Claibourne, aka Charles Murphy Claiborne, a single person, dated 11/25/2020 and recorded on 12/08/2020 in Instrument No. 20201208-0142468, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Stephan Roberts, aka Stephen Ray Roberts, and wife, Patricia L. Roberts, by Quitclaim Deed from Stephan Roberts, aka Stephen Ray Roberts, and wife, Patricia L. Roberts, dated 01/04/2021 and recorded on 01/05/2021 in Instrument No. 20210105-0001461, RODCT.

*Stephan Ray Roberts, Stephan R. Roberts, Stephan Roberts and Stephen Ray Roberts is one and the same person.

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/4/2024 (date of document).

L. Broner McCoy
Date: 12/4/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 4th day of Dec., 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY