Karen Johnson
Batch # 1224645
01/08/2025 12:10:23 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250108-0001661

Prepared by and Return to:
M. Steele Cantey
MANIER & HEROD,
a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9307

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
James R. Robers 2025 Living Trust dated 01/07/2025 **4005 Iroquois Ave.** **Nashville, TN 37205**	**Same**	**95-13-11**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JAMES R. ROBERS (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto JAMES R. ROBERS, as TRUSTEE of the JAMES R. ROBERS 2025 LIVING TRUST dated January 7, 2025, (hereinafter "Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain property located in Davidson County, Tennessee, more particularly described on the attached Exhibit A. The legal description stated in Exhibit A has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

The property described in Exhibit A has a street address of 1901 Elm Hill Pike, Nashville, Davidson County, Tennessee 37210.

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

By signing below, DONNA M. ROBERS hereby executes this instrument in her capacity as the spouse of James R. Robers for the purpose of conveying any interest she may have by virtue of her marriage to James R. Robers in certain property described on the attached Exhibit A to which James R. Robers is an owner.

WITNESS OUR HANDS this 7th day of January, 2025.

James R. Robers, Grantor

Donna M. Robers, Individually

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me M. Steele Cantey, a Notary Public of this County, JAMES R. ROBERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7 day of January, 2025.

M. STEELE CANTEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 11, 2025

Notary Public
My Commission Expires: 10-11-25

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me M. Steele Cantey, a Notary Public of this County, DONNA M. ROBERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 7 day of January, 2025.

M. STEELE CANTEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 11, 2025

Notary Public
My Commission Expires: 10-11-25

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409 (a)(1)(C)(vi).

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land located in Nashville, Davidson County, Tennessee, bounded on the southerly margin of Elm Hill Pike and the northeasterly margin of Appleton Drive and being Lot No. 1 on the resubdivision of Section Ten, Metropolitan Industrial Park, as of record in Plat Book 5190, page 463, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated October 4, 1983, described as follows:

BEGINNING at a concrete monument in the southerly margin of Elm Hill Pike 450 feet, more or less, northeast from the northeasterly margin of Appleton Drive; thence, South 29° 29' East, 200.00 feet; thence, South 41° 40' 34" West 389.23 feet to a point in the northeasterly margin of Appleton Drive; thence, with the margin of Appleton Drive, North 50° 03' West 211.93 feet; thence with a curve to the right at the intersection of Appleton Drive and Elm Hill Pike having a central angle of 93° 25', a radius of 50.00 feet, 81.53 feet to a point on the southerly margin of Elm Hill Pike; thence, with Elm Hill Pike, along a curve to the right in a northeasterly direction, said curve having a central angle of 17° 09, a radius of 1,392.39 feet, 416.96 feet to the point of beginning, containing 2.37 acres, more or less.

Being the same property conveyed to James R. Robers by Special Warranty Deed dated May 24, 1994, from Capital Resources Properties, a Tennessee general partnership, of record in Book 9689, Page 121, Register's Office for Davidson County, Tennessee.