Prepared By:
Ms Charitta Roberts
2539 Patricia Cir
Murfreesboro, Tennessee 37128

After Recording Return To:
Ms. Dorothy J. Roberts
940 34th Ave. N
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch # 1227948 DEEDQC
01/17/2025 01 18 54 PM 4 pgs
Fees $22 00 Taxes $0 00

20250117-0004024

TAX PARCEL ID #: 059-14-0-058 00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Dorothy J. Roberts, **("Grantor")** whose adress is 940 34th Ave N, Nashville TN 37209 and Mr Ricardo Demon Roberts, Sr , **("Grantor")** whose address is 938 34th Ave N, Nashville TN 37209, hereby **REMISE, RELEASE AND FOREVER QUITCLAIMS** Dorothy J. Roberts **("Grantee")**, whose address is 940 34th Ave N, Nashville Tennessee 37209, **all right, title, interest and claim** to the following real estate property located at **745 Moormans Arm Rd.** in the City/Township of **Nashville**, located in the County of **Davidson** and State of **Tennessee** and Zip Code of **37207**, to wit:

Lying in the 12th, formerly the 21st, Civil District of said County, being known as lots Nos 5 and 6 on the Map of the subdivision of the Joseph Stocker Tract, and described according to a copy of a survey made May 14, 1952, by George Watkins, Surveyor, as follows

Beginning at a point of the southerly margin of Moormans Arms road at the common corners of Lots 4 and 5, being 453 feet east of the easterly margin of Buena Vista Pike, said point being the northeast corner of the property conveyed to Ben F Farris, by deed of record in Book 2144, page 545, Register's Office for said County, thence East 436 feet to a point, thence North 66 deg 30 feet East 200 feet to the common corner of Lots 6 and 7, being the southeast corner of the property conveyed Ben A Overton and wife, by deed of record in Book 2150, page 32, said Register's Office thence along the line between Lots 6 and 7 and along Overton's westerly line North 23 deg 31 West 436 feet to the southerly margin of Moormans Arms road, thence to the margin of said road South 66 deg 30 feet West 200 feet to the beginning

Being the same property conveyed to Esque Roberts Sr, and wife Dorothy Roberts by deed from Esque Roberts, Sr of record in book 20170428, page 0041765 Register's Office for Davidson County, Tennessee Conveyed to Dorothy J Roberts and Ricardo Demon Roberts, Sr from Dorothy J Roberts of record in book 20220301, page 0023202

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record

THIS IS PROPERTY KNOWN AS 745 Moormans Arm Road, Nashville, TN 37207

FOR VALUABLE CONSIDERATION, in the amount of $1 00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged

Grantor's Address
Mrs Dorothy J Roberts
940 34th Ave N
Nashville, TN 37209

Ricardo D Roberts Sr
938 34th Ave N
Nashville, TN 37209

Grantee's Address
Mrs Dorothy J Roberts
940 34th Ave N
Nashville, TN 37209

Mail Subsequent Tax Bills To
Mrs Dorothy J Roberts
940 34th Ave N
Nashville, TN 37209

(Grantor's Signature)

Ricardo Demon Roberts, Sr.
(Grantor's Printed Name)

Dorothy J. Roberts
(Grantor's Signature)

Mrs Dorothy J. Roberts
(Grantor's Printed Name)

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 17th of January 2025 by Mrs. Dorothy J. Roberts, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed

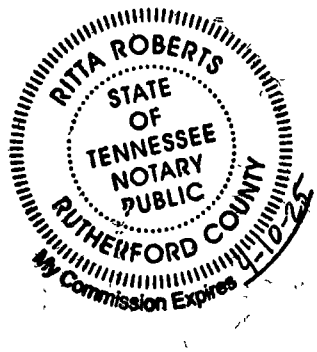
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal

Signed, sealed and delivered in the presence of.

Ritta Roberts
(Signature of Notary)

Ritta Roberts
(Printed Notary Name) Davidson, Tennessee

My Commission expires April 10, 2025



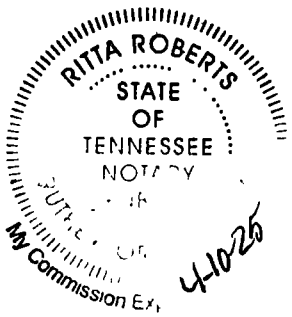
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ricardo Demon Roberts, Sr and Dorothy Roberts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained

Witness my hand and seal this 17th day of January, 2025

Ritta Roberts
Notary Public

My commission expires:



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this 17th day of January, 2025

Notary

RITTA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4/10/26