Karen Johnson Davidson County
Batch# 1241943 DEEDQC
02/27/2025 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250227-0014753

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Ic.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Benjamin and Rebecah Richards
96 Jamestown Park
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Part of Map/Parcel
16000029500 and
16000000700

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned ROARK REALTY INVESTMENT GROUP, LLC, a Tennessee limited liability company, hereinafter called the Grantor, by these presents does transfer and quitclaim unto BENJAMIN HOLMAN RICHARDS and wife, REBECAH ANN RICHARDS, hereinafter collectively called the Grantee, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Roser Heights, of record in Book 332, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description, together with all of that portion of a 15 foot alley which (a) lies to the north of the northern boundary of the said Lot No. 3 and (b) lies to the south of the southern boundary of Lot No. 12 as shown on the said Plan of Roser Heights (which alley now being closed by abandonment of record in Book 1196, page 56, said Register's Office).

BEING the same property (as to Lot No. 3) conveyed to Roark Realty Investment Group, LLC, a Tennessee limited liability company by deed from Benjamin Richards and Rebecah Richards, husband and wife of record in Instrument No. 20240605-0042119, said Register's Office (provided that the present tax maps show the derivation as deriving from a deed recorded as Instrument No. 20240605-0042120, said Register's Office).

ALSO BEING part of the same property (as to the westerly 45 feet of the 15 foot alley which adjoins the northern boundary of the said Lot No. 3) conveyed to Roark Realty Investment Group, LLC, a Tennessee limited liability company by deed from Benjamin Holman Richards and Rebecah Richards, husband and wife of record in Instrument No. 20240718-0054140, said Register's Office, provided that the easterly 80 feet of the 15 foot alley which adjoins the northern boundary of the said Lot No. 3) having been previously conveyed to Benjamin Holman Richards and Rebecah Richards, husband and wife, as part of the land conveyed by a deed from JRPW, a Tennessee general partnership recorded as Instrument No. 20230103-0000017, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This deed has been executed and recorded in order to separate and divide off the above described property from a larger parcel of land of which this property has formerly been a part, including specifically the re-establishment of the said platted Lot 3 as a separate building and tax parcel.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of February, 2025.

ROARK REALTY INVESTMENT GROUP, LLC
a Tennessee limited liability company

By: _____
Benjamin Holman Richards, Member and Manager

By: _____
Rebecah Ann Richards, Member and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Benjamin Holman Richards and Rebecah Ann Richards, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members and Managers of ROARK REALTY INVESTMENT GROUP, LLC, a Tennessee limited liability company, and that they as such Members and Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 2025.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 11/19/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 27th day of February, 2025.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 11/19/28

I, Sherri D. Hollars, 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 February 27, 2025.

Date: February 27, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this February 27, 2025.

Notary Public
My commission expires: OCTOBER 4, 2027

