Karen Johnson Davidson County
Batch # 1292113 DEEDQC
06/30/2025 03:11:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250630-0051495

Prepared By:
Ms. C. Sanchetz
424 Church Street, Suite 200
Nashville, Tennessee 37219

After Recording Return To:
Jareka Nicole Rivers
745 Moormans Arm Road
Nashville, Tennessee 37207

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, hereby **REMISE, RELEASE AND FOREVER QUITCLAIMS** Jareka Nicole Rivers **("Grantee")**, whose address is 948A Strouse Ave, Nashville Tennessee 37206, **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. Conveyed to Dorothy J. Roberts from Dorothy J. Roberts and Ricardo Demon Roberts, Sr. of record in book 20250117 page 0004024.

This 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:	Grantee's Address:	Mail Subsequent Tax Bills To:
Mrs. Dorothy J. Roberts	Jareka Nicole Rivers	Jareka Nicole Rivers
940 34th Ave. N	745 Moormans Arm Road	745 Moormans Arm Road
Nashville, TN 37209	Nashville, Tennessee 37207	Nashville, Tennessee 37207

Dorothy J. Roberts
(Grantor's Signature)

Dorothy J. Roberts
(Grantor's Printed Name)

(Grantor's Signature)

(Grantor's Printed Name)

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

The foregoing Quit Claim Deed was acknowledged before me on June 30, 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.

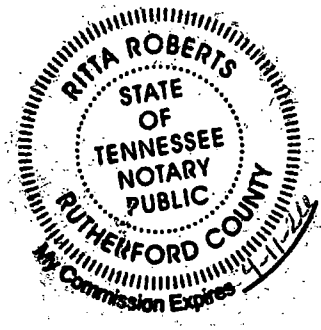
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Ritta Roberts
(Signature of Notary)

Ritta Roberts
(Printed Notary Name) Davidson, Tennessee

My Commission expires: April 11, 2026



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 .

Dorothy J. Roberts
Affiant

Subscribed and sworn before me, this 30th day of June, 2025.

Ritta Roberts
Notary

RITTA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-11-26