Karen Johnson Davidson County
Batch # 1321746 DEEDWARR
09/15/2025 11:01:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250915-0073307

Prepared By: James P. Romer
Attorney at Law
204 Anderson Tinch Ave.
Jamestown, TN 38556-5221

Send Tax Notices to Estate of Carrie Elizabeth Romer, deceased
James P. Romer, Administrator 204 Anderson Tinch Ave. Jamestown, TN 38556-5221

DEED TRANSFERRING TITLE TO ESTATE

Whereas Carrie Elizabeth Romer died on July 5, 2025, intestate. She was the owner of real property located at 4669 Grays Point Rd, Joelton, TN 37080 Davidson County Tennessee. Map and Parcel 028-00-0-057.00.

And whereas, the undersigned, James P. Romer, Attorney am her father and her sole heir at law. I filed her estate in the Probate Court for Davidson County, TN on July 15th . Letters of Administration were issued to me on August 25th 2025 in the Estate of Carrie Elizabeth Romer, deceased Docket No. 25P1423.

Now therefore, I JAMES P. ROMER, ADMINISTRATOR OF THE ESTATE OF CARRIE ELIZABETH ROMER, deceased hereby convey title to the ESTATE OF CARRIE ELIZABETH ROMER, deceased, to the following described real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin and wooden stake (new) on the south margin of Grays Point Road, the northwest corner of William Yearwood, Map and Parcel 02800005500, Deed Book 20201118 Page 0135548, and N 56°09' E 17.49' from a power pole; then leaving the road and with the west line of Yearwood, S 17°56' E 197.11 to an iron pin near the head of a spring; then S 08° 27' W 163.93' and along a drain to an iron pin (old) on the west bank of the drain, a corner of Berlie Pemberton , Map and Parcel 02800005800, Deed Book 3803, Page 876; then with the east line of Pemberton N 47°20' W 185.00' to an iron pin (new) and a wood stake located northwardly from a marked and painted sweet gum tree and also northwardly from a painted sweet gum tree with fence embedded, which is a little south of the sweet gum tree referenced above as shown on the plat; then continuing with the east line of Pemberton N 63°37' W 55.69' to an iron pin (new) and wood stake in a cleared area of the yard near the edge of the woods; then continuing so as to include all of the improvements and cleared area on the east side of the line being surveyed, N 40°32' W passing a marked and painted locust tree on its west side as shown on the plat, for a total of 131.48' to an iron pin (new) and a wood stake at the edge of Grays Point Road, located N12°33' W 5.53' from a power pole; then with the south margin of the road N 67°00' E 254.98' to the beginning corner and containing 1.18 acres more or less, being Map 028 Parcel Number 057.00 (02800005700)

Being the same property as re-surveyed to include all the improvements and cleared area on the west side of the property conveyed to Carrie Romer, by deed from Brandon Adams, Trustee of the 4669 Grays Point Rd Trust, recorded April 29, 2021, in the Register's Office for Davidson County Tennessee, Instrument No. 20210429-00557146.

Also see the AFFIDAVIT OF SURVEY made by Carrie Romer filed in the Register's Office for Davidson County, Tennessee on August 19, 2022, Instrument No. 220220819-0094078.

This property is encumbered by a Deed of Trust from Carrie Romer to Yale Riley, Trustee, Quicken Loans, Lender, and Mers as nominee for Lender and assigns and is Beneficiary. This Deed of Trust was recorded in the Register of Deeds Office for Davidson County, Tennessee on April 29, 2021. Instrument No. 20210429-0057147.
This Deed for Transferring Title is made for the purpose of aiding in the Administration of the Estate of Carrie Elizabeth Romer, Deceased.

TO HAVE AND TO HOLD unto grantee in fee simple. Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, except by the Deed of Trust and will warrant and defend the title against all lawful claims. This ____ day of _____ 2025.

Estate of Carrie Elizabeth Romer, deceased
by James P. Romer, Attorney, Administrator

ESTATE OF CARRIE ELIZABETH ROMER, DECEASED,
BY JAMES P. ROMER, ATTORNEY, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned Notary Public, this day personally appeared , James P. Romer, Attorney, Administrator of the Estate of Carrie Elizabeth Romer, deceased, with whom I am personally acquainted and who presented satisfactory evidence including a copy of his Letters of Administration and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 12 day of September, 2025.

NOTARY PUBLIC

TINA GUILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
FENTRESS COUNTY

My Commission expires: 9-27-26
STATE OF TENNESSEE
COUNTY OF FENTRESS

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ 0

AFFIANT

Sworn to and subscribed before me on this the 12 day of September, 2025.

NOTARY PUBLIC

My Commission expires: 9-27-26

TINA GUILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
FENTRESS COUNTY