Karen Johnson
Batch # 1333199
10/10/2025 02 15 29 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251010-0081245

Prepared by
Margaret Brady, Attorney
106 Frey Street
Ashland City, TN 37015

STATE OF TENNESSEE
COUNTY OF CHEATHAM
The actual consideration for this transfer, or value of property (whichever is greater) is $0 00

Affiant

Subscribed and sworn before me this 25 day of September, 2025

Notary Public
My Commission Expires 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address of New Owner:
Georgia Lois Roberts
Arthur Lee Stephens, Jr
4074 Manning Hollow Road
Pegram, TN 37143

Send Tax Bills to:
Same as new owner

Tax Information:
Map/Parcel: 112 00 0 066.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10 00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **GEORGIA ROBERTS, unmarried** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey, unto the said **GEORGIA LOIS ROBERTS, unmarried, and ARTHUR LEE STEPHENS, JR., unmarried, as joint tenants with right of survivorship** (the "Grantee"), all of her right, title and interest in and to that certain land in Cheatham County, State of Tennessee, more particularly described as follows

Land lying the 9th Civil District of Davidson County, Tennessee, in the Travis and Lewis Land Company's Subdivision of Small Farms, not of record, being Tract No 3 of said Subdivision, described as follows

Beginning at a point in the southerly margin of Manning Hollow Road, the northwest corner of Tract No 3 and the northeast corner of Tract No 2, thence with the common line between said tracts S03° -00'W, 1,070 00 feet to an iron pin, the southwest corner of this tract, thence S59° -19'E, 232 0 feet to an iron pin, the southeast corner of this tract no 3, thence with the common line between tracts no 3 and 4, N04° -02'E, 1,210 0 feet to an iron pin in the southerly margin S84° -58'W, 229 5 feet to the point of beginning and containing an area of 5 67 acres, more or less

Being the same the same property conveyed to Larry D Roberts and wife, Georgia Roberts by deed of record from Reda Roberts Williams, Kathy Ann Roberts Sweeny, Larry Dixon Roberts, Jr , on March 20, 1997, recorded in Book 10391, Page 713, Register's Office for Davidson County, Tennessee

Larry D Roberts has since died with a date of death of July 20, 2020

Georgia Roberts and Georgia Lois Roberts are one and the same person

This is improved property known as 4074 Manning Hollow Road, Pegram, TN 37143

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS our hands this 2 day of September, 2025

Georgia Lois Roberts

Georgia Lois Roberts

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 2 day of Sept, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Georgia Lois Roberts with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained

Witness my hand and official seal on this the 2 day of Sept, 2025

Notary Public My commission expires 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM