Karen Johnson
Batch # 1333810
10/15/2025 08 44.00 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251015-0081952

**THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 130**
**FRANKLIN, TN 37067**
**(615) 628-7775**

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp Apnl 14, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSE

COUNTY OF WILLIAMSON )

The actual consideration for this transfer is $0.00. This is an exempt transfer.

Dorothy W. Roberts
Affiant

Subscribed and sworn to before me, this 10th day of October 2025.

Justin M Gilbert
Notary public

My commission Expires: 04/14/2029

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Dorothy W. Roberts<br>Irrevocable Trust<br>326 Honeyhill Drive<br>Nashville, TN 37217 | Dorothy W. Roberts<br>Irrevocable Trust<br>326 Honeyhill Drive<br>Nashville, TN 37217 | 2D 07270<br>Ap 135 5<br>Par 27 |

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Dorothy W. Roberts, does hereby quitclaim, transfer and convey unto Tonya Roberts, as Trustee of the Dorothy W. Roberts Irrevocable Trust dated October 10, 2025, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of a Resubdivision of Lots Nos. 25 thru 43,55,64, and 65, Town Park Estates, of record in Book 3300, page 86, Register's Office for said County.

SAID Lot No. 30 fronts 48.27 feet on the easterly margin of Honeyhill Drive and extends back 162.25 feet on the southerly line, which is a broken line, and 130.64 feet on the northerly line to a dead line in the rear, measuring 80.45 feet thereon.

Being the same property conveyed to Bobby C. Roberts and wife, Dorothy W. Roberts, from Kenneth C. Mount and wife, Annie D. Mount, by Deed, dated September 17, 1971 and recorded

on September 20, 1971 in Book 4538, Pages 222-223, as Document No. B31161, Register's Office for Davidson County, Tennessee. After having taken title as tenants by the entirety, upon the death of Bobby C. Roberts, Dorothy W. Roberts became the sole owner in fee simple.

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

Property Address: 326 Honeyhill Drive, Nashville, TN 37217

Witness my hand this 10th day of October, 2025.

Dorothy W. Roberts

Dorothy W. Roberts, Grantor

STATE OF TENNESSEE )
) ss.
COUNTY OF WILLIAMSON )

Personally appeared before me, Justin M. Gilbert, Notary Public, Dorothy W. Roberts, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, October 10, 2025.

[Seal]

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp Apnl 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029