QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1383838 DEEDQC
02/20/2026 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260220-0013793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF FEB, 2026.

Notary Public

Date of Expiration:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Christopher Roberts	**Renasant Bank**	
(NAME) **3915 Albert Drive**	(NAME) **220 Abbott Martin Road, Suite 103**	**118-13-0-132**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emily Roberts, unmarried** ("Grantor") has/have bargained and sold, and by these presents do/does quitclaim and convey unto **Christopher Roberts, married** ("Grantee") his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Lipscomb Heights, of record in Plat Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Roberts and wife, Emily Roberts, by Warranty Deed from James V. Fentress of record in Instrument Number 20111219-0098577 Register's Office for Davidson County, Tennessee, dated December 15, 2011 and recorded December 19, 2011.

This conveyance is made between the parties following their divorce and is intended to vest sole and exclusive title in Grantee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises. **This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.**

This ☒ Improved ☐ Unimproved property known as: **3915 Albert Drive, Nashville, TN 37204**

Witness our hands this the 19 day of FEB, 2026.

Emily Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of FEB, 2026.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 19 day of February, 2026.

Affiant Signature
Date 2.19.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027