Karen Johnson
Batch # 1387538
03/03/2026 09:55:07 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260303-0016544

Prepared from information submitted by the parties without opinion of title by Rudd Law Offices
Abigail Luhring
P.O. BOX 1729
White House, Tennessee 37188

ADDRESS NEW OWNER:
The Jareka Rivers Family Trust
745 Moormans Arm Road,
Nashville, TN 37207.

SEND TAX BILLS TO:
745 Moormans Arm Road,
Nashville, TN. 37207

TAX MAP/PARCEL#
059-14-0-058.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENT: that for and in consideration of Zero Dollars (0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Jareka Rivers** by these presents quitclaim and convey **The Jareka Rivers Family Trust**, all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Lying in the 12th, formerly the 21", Civil District of said County, being known as lots Nos. 5 and 6 on the Map of the subdivision .of the Joseph Stocker Track, 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. 303 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 20250113page 0004024.

Being the property conveyed to Jareka Nicole Rivers by quitclaim deed from Dorothy J. Roberts of record in Book 20250630, Page 0051495 of the Register's Office for Davidson County, Tennessee.

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.

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

Dated this the 25 day of February 2026.

Witness the signature of the Grantor on the date(s) indicated:

Jareka Rivers

Grantor

02-25-26

Date

ANNA RUDD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee)

County of Davidson)

The foregoing Quitclaim Deed was acknowledged before me on the 25th day of February 2026 by , **Jareka Rivers** who is personally known to me or who produced a valid driver's license, and/or passport as identification, and such individual(s) having executed aforementioned of his free will and the voluntary act and deed.

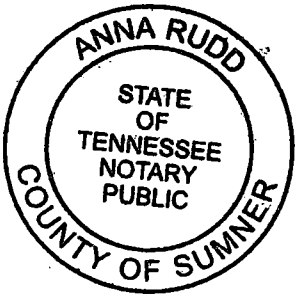
IN WITNESS THEREOF, to this Quitclaim Deed, I set my hand and seal.

Sworn to and subscribed before me on the 25 day of February, 2026

Anna Rudd

NOTARY PUBLIC

My commission expires: 09/7/2026



Note: The Original Copy of the Quitclaim Deed must be filed with the "Recorder of Deeds" with the clerk of courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.

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 $ 0.00.

Affiant

Subscribed and sworn before me, this 25 day of February, 2026

Notary

ANNA RUDD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER