QUITCLAIM DEED

Karen Johnson
Batch # 1451588
07/24/2026 03:21:37 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260724-0067788

ared based solely upon
d by the Grantor, and
of a title search.

STATE OF Tennessee, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

James H. Roberts III, General Durable Power of attorney of Edna Pauline Roberts

Affiant

Subscribed and sworn to me on July 24, 2026

Linda C. Hillman

NOTARY PUBLIC

My Commission Expires: 5.30.29

LINDA C. HILLMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 05/30/2029

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
ROBERTS REVOCABLE LIVING TRUST P.O. Box 401 Brentwood, TN 37024	ROBERTS REVOCABLE LIVING TRUST P.O. Box 401 Brentwood, TN 37024	161 00 0 019.01

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Pauline E. Roberts (also known as Edna Pauline Roberts), hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto EDNA PAULINE ROBERTS and JAMES H. ROBERTS, III, Trustees, or their successors in interest, of the ROBERTS REVOCABLE LIVING TRUST dated July 5, 2021, and any amendments thereto, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> A tract of land in the 6th Civil District of Davidson County, Tennessee, in the southeast corner of the property conveyed by W. G. Hill and wife, to Carmack Cochran and wife, by deed of record in Book 1945, page 565, Register's Office for said County, and more particularly described according to a survey made by Turner Engineering Co., Inc., July 23, 1964, as follows:
>
> Beginning at a point in the center of a concrete bridge and the center of Edmondson Pike, at a point where the southerly boundary of the land of Cochran and the northerly boundary of the land of Turrentine intersect the center of said Pike; thence, with the center of a branch as follows: West 60 feet; thence north 79° 00' west a distance of 75 feet; thence north 68° 55' west a distance of 90 feet; thence north 61° 15' west a distance of 120 feet; thence north 72° 00' west a distance of 75 feet; thence north 79° 00' west a distance of 175 feet, more or less, to the center of the west fork of Mill

Creek; thence, continuing with the center of said creek as follows: North 20° 48' east a distance of 150 feet; thence north 11° 12' east a distance of 310 feet; thence north 6° 37' west a distance of 105 feet, more or less; thence leaving the center of said creek, south 81° 30' east a distance of 563 feet to a spike in the center of Edmonson Pike; thence with the center of said Pike, south 8° 30' west a distance of 631.1 feet to the point of beginning.

Being the same property conveyed to Pauline E. Roberts (also known as Edna Pauline Roberts) by Installment Deed from Edgar Turrentine and wife, Ethelyne Turrentine, dated October 27th, 1977, and recorded on October 27th, 1977, of record in Book 5214, page 808, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 0 Edmonson Pike, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on July 24th, 2026

Edna Pauline Roberts

James H. Roberts III, General Durable Power of Attorney of Edna Pauline Roberts

By: James H. Roberts, III, General Durable Power of Attorney of Edna Pauline Roberts

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Roberts, III, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "general durable power of attorney" for Edna Pauline Roberts and is authorized by Edna Pauline Roberts to execute this instrument on behalf of Edna Pauline Roberts.

WITNESS MY HAND AND OFFICIAL SEAL, this the 24th day of July, 2026

Linda E. Hillman
NOTARY PUBLIC

LINDA E. HILLMAN STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 05/30/2029

My Commission Expires: 5.30.29