Karen Johnson Davidson County
Batch# 1465494 DEEDQC
09/01/2026 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260901-0080520

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of August, 2026.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/16/28

ADDRESS OF NEW OWNER:
Roberta Tenpenny Shivers and
Ira Antonio Tenpenny, II
3000 Mavert Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 119-15-0-112.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Roberta Tenpenny Shivers f/k/a Roberta Tenpenny, a married woman**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Roberta Tenpenny Shivers, married, and Ira Antonio Tenpenny, II, unmarried, as tenants in common with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Southlake, Section Four, as of record in Book 3300, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roberta Tenpenny from Roberta Tenpenny and Ira Antonio Tenpenny, II, by Strawman Quitclaim Deed, of record in Instrument No. 20201029-0125721, Register's Office for Davidson County, Tennessee. Roberta Tenpenny, having since married, is now known as Roberta Tenpenny Shivers.

This is real property commonly known as 3000 Mavert Drive, Nashville, Tennessee 37211.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of August, 2026.

Roberta Tenpenny Shivers

Roberta Tenpenny Shivers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Roberta Tenpenny Shivers, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of August, 2026.

Notary Public

My Commission Expires: 9/16/29

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 26, 2026.

J. Carlton Drumwright

8/26/26
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 8/26/26.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY