BOX 10-A

Karen Johnson Davidson County
Batch # 1466921 DEEDQC
09/02/2026 11:56:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260902-0081140

This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Roberts Development & Consulting LLC 3909 Albert Drive Nashville, TN 37204	New Owner	115-10-0-007.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Roberts ROI, LLC, a California Limited Liability Company,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto Roberts Development & Consulting LLC, to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of West Meade Estates, Section 2, of record in Plat Book 2900, Page 118, 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 Melinda S. New, unmarried by Warranty Deed from Inge Morrison, unmarried, and Dina Morrison, unmarried of record in Instrument No. 20110902-0068340 Register's Office for Davidson County, Tennessee, dated September 01, 2011 and recorded on September 02, 2011.

Being the same property conveyed to Melinda New, as Trustee of the Melinda New Living Trust dated June 23, 2025 by Quitclaim Deed from Melinda S. New, unmarried of record in Instrument No. 20250627-0050691 Register's Office for Davidson County, Tennessee, dated June 23, 2025 and recorded on June 27, 2025.

Being the same property conveyed to Scott Richardson by Warranty Deed from Melind New, as Trustee of the Melinda New Living Trust dated June 23, 2025 of record in Instrument No. 20260520-0045449 Register's Office for Davidson County, Tennessee, dated May 15, 2026 and recorded on May 20, 2026.

Being the same property conveyed to Roberts ROI, LLC, a California Limited Liability Company by Warranty Deed from Scott Richardson of record in Instrument No. 20260520-0045487 Register's Office for Davidson County, Tennessee, dated May 19, 2026 and recorded on May 20, 2026..

Being also known as 6512 Brownlee Drive, Nashville, TN 37205.

Witness my hand this 31 day of August, 2026

ROBERTS ROI. LLC

BY: _____

TRYSTAN ROBERTS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Trystan Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Roberts ROI, LLC, and that he as such Member of Roberts ROI, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Roberts ROI, LLC.

Witness my hand and official seal this 31 day of August, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 31 day of August, 2026.

_____
Notary Public

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON