Karen Johnson Davidson County
Batch# 369220 DEEDWARR
03/09/2020 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20200309-0026046

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $419,900.00.

Angela Pearson
Affiant

Subscribed and sworn to me on 03/03/2020.

NOTARY PUBLIC
My Commission Expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica Kaplan 124 Sterling Oaks Court Brentwood, Tennessee 37027	New Owner	172-05-0B-048.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bradley Robertson and Kimberly Robertson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jessica Kaplan, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Final Plat of Sterling Oaks, Phase 1, as shown on the plat of record in Book 8250, page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bradley Robertson, a married man by Warranty Deed from James A. Ward and wife, Melissa L. Ward dated May 21, 2018 and recorded May 22, 2018, of record in Instrument No. 20180522-0049040, Register's Office for Davidson County, Tennessee.
>
> Kimberly Robertson, spouse of Bradley Robertson, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Bradley Robertson.

This is improved property known as 124 Sterling Oaks Court, Brentwood, Tennessee 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands on 03/03/20.

Bradley Robertson

Kimberly Robertson

STATE OF Illinois
COUNTY OF Cook

On 03/3/20, before me personally appeared Bradley Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/03/20.

NOTARY PUBLIC

KRISTINA LAVIOLETTE
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 12, 2022

My Commission Expires: March 12, 2022

STATE OF _____
COUNTY OF _____

On 03/_____/20, before me personally appeared Kimberly Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 03/_____/20.

NOTARY PUBLIC

My Commission Expires: _____

Witness our hands on 03/03/20.

Bradley Robertson

Kimberly Robertson 3/3/2020
Kimberly Robertson

STATE OF Indiana
COUNTY OF Floyd

On 03/3/20, before me personally appeared Bradley Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/____/20

NOTARY PUBLIC

My Commission Expires: _____

STATE OF Indiana
COUNTY OF Floyd

STEPHANIE UHL
Notary Public, State of Indiana
Floyd County
Commission # 640354
My Commission Expires
December 20, 2020

On 03/3/20, before me personally appeared Kimberly Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 03/3/20

Stephanie Uhl
NOTARY PUBLIC

My Commission Expires: 12/20/20

True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
RUTHERFORD COUNTY
My Commission Expires 04-16-2022