This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-5939

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5939

Karen Johnson Davidson County
Batch# 556766 DEEDWARR
01/20/2021 09:22:30 AM 8 pgs
Fees: $43.00 Taxes: $3,700.00
20210120-0008338

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of Janaury, 2021.

Notary Public
My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Drees Premier Homes, Inc<br>1651 Westgate Circle<br>Brentwood, TN 37027 | New Owner | 044-07-0-B |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert J. Notestine, III, as Executor of Estate of William Bryan Roehrig, Jr. and Sharon Wilson, David Roehrig and Linda Arnold being all the devisees of William Bryan Roehrig, Jr., deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc, an Ohio Corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.'s 1, 2, 3, 4, 5 and 6 on the Plan of Final Plat, 43B Jones Circle, of record in Instrument No. 20201223-0153255, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William B. Roehrig, III, a single man, by Quitclaim Deed from William B. Roehrig, Jr., dated April 16, 2018 and recorded on April 25, 2018, of record in Instrument No. 20180425-0038830, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument No. 20110401-0025124, Register's Office for Davidson County, Tennessee and also being part of the property described in Quitclaim Deed in Book 7100, Page 598, Register's Office for Davidson County, Tennessee, Deed of Correction in Book 7203, Page 767, Register's Office for Davidson County, Tennessee. William B. Roehrig, III died intestate on June 11, 2019, leaving William B. Roehrig, Jr. as his sole heir at law, according to Affidavits of Heirship of record in Instrument No. 20191104-0113154 and Instrument No. 20191104-0113153, Register's Office for Davidson County, Tennessee. The Estate of William Bryan Roehrig, III, is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #19P149.

William B. Roehrig, Jr. died testate on September 25, 2020 and devised the residue of his estate to the Trustee of the William B. Roehrig, Jr. Living Trust dated April 8, 1993 by Will admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P1811. Said Trust is not currently in effect, as evidenced by the

Affidavit attached as Exhibit "A" hereto, in which event the residue of the estate was to be distributed to in equal shares to his issue - Sharon Wilson, David Roehrig and Linda Arnold.

William Bryan Roehrig, Jr., was one in the same person as William B. Roehrig, Jr.

This is unimproved property located at: **13, 17, 21, 25, 29 & 33 Roehrig Court, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of Janaury, 2021.

**GRANTOR:**

Estate of William Bryan Roehrig, Jr.

By: _____
Robert J. Notestine, III, Executor

_____
David Roehrig

_____
Linda Arnold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert J. Notestine, III, as Executor of the Estate of William Bryan Roehrig, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument n the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of January, 2021.

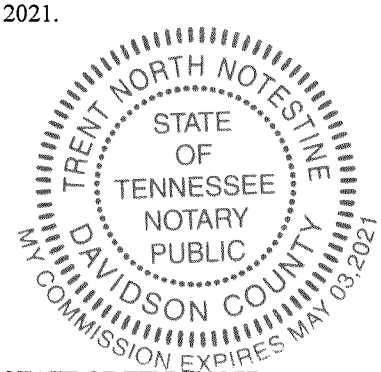
_____
Notary Public
My Commission expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Linda Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of January, 2021.

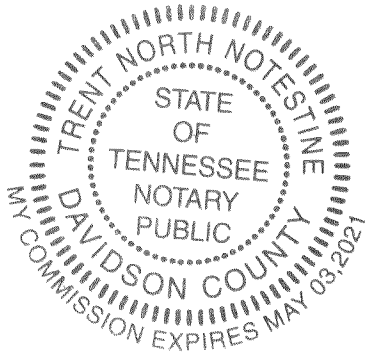



Notary Public
My Commission expires: 05/03/2021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Roehrig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of January, 2021.

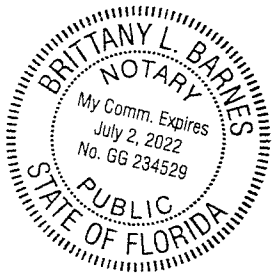



Notary Public
My Commission expires: 05/03/2021

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of Janaury, 2021.

Sharon R Wilson

Sharon Wilson




STATE OF Florida

COUNTY OF Gulf

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office this 12th day of January, 2021.

Brittany L. Barnes

Notary Public

My Commission expires: 7/2/2022

**EXHIBIT "A"**
**TO WARRANTY DEED**

**AFFIDAVIT OF NON-EXISTENCE OF TRUST**

STATE OF Tennessee

COUNTY OF Davidson

The undersigned, Sharon Wilson, David Roehrig and Linda Arnold make oath that the following statements are true and correct:

1. William B. Roehrig, Jr., died testate on September 25, 2020.

2. The Last Will and Testament of William B. Roehrig, Jr., was admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P1811.

3. The Last Will and Testament of William B. Roehrig, Jr., devised the residue of his estate to the Trustee of the William B. Roehrig, Jr Living Trust dated April 8, 1993.

4. At the time of his death, the William B. Roehrig, Jr. Living Trust dated April 8, 1993 was not in existence.

5. The Last Will and Testament of William B. Roehrig, Jr. provided that if the trust was not in effect or valid, then the estate would be distributed in equal shares to his issue.

6. That Sharon Wilson, David Roehrig and Linda Arnold are the issue for William B. Roehrig, Jr.

The undersigned further agrees to indemnify and hold Midtown Title, LLC, and its title underwriter harmless for any loss caused by the sale and closing of the property located at 13, 17, 21, 25, 29 & 33 Roehrig Court, Old Hickory, TN 37138, because of a reliance on the statements herein.

This 15th day of January, 2021.

Sharon Wilson

Linda Arnold

David Roehrig

Sworn to and subscribed before me this 15th day of January, 2021.

Notary Public
My Commission expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

**EXHIBIT "A"**
**TO WARRANTY DEED**

**AFFIDAVIT OF NON-EXISTENCE OF TRUST**

STATE OF FLORIDA

COUNTY OF Gulf

The undersigned, Sharon Wilson, David Roehrig and Linda Arnold make oath that the following statements are true and correct:

1. William B. Roehrig, Jr., died testate on September 25, 2020.

2. The Last Will and Testament of William B. Roehrig, Jr., was admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P1811.

3. The Last Will and Testament of William B. Roehrig, Jr., devised the residue of his estate to the Trustee of the William B. Roehrig, Jr Living Trust dated April 8, 1993.

4. At the time of his death, the William B. Roehrig, Jr. Living Trust dated April 8, 1993 was not in existence.

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6. That Sharon Wilson, David Roehrig and Linda Arnold are the issue for William B. Roehrig, Jr.

The undersigned further agrees to indemnify and hold Midtown Title, LLC, and its title underwriter harmless for any loss caused by the sale and closing of the property located at 13, 17, 21, 25, 29 & 33 Roehrig Court, Old Hickory, TN 37138, because of a reliance on the statements herein.

This 12 day of January 2021.

BRITTANY L. BARNES NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires July 2, 2022 No. GG 234529

Sharon R Wilson
Sharon Wilson

Linda Arnold

David Roehrig

Sworn to and subscribed before me this 12th day of January, 2021.

Brittany L. Barnes
Notary Public
My Commission expires: 7/2/2022

# True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

