2

Return To:
Four Star Title, LLC
506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
21-3541

WARRANTY DEED

Karen Johnson Davidson County
Batch# 587170 DEEDWARR
03/08/2021 02:43:23 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20210308-0030094

MICHELE MAZZANTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 236,000.00

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Nicole Blair	First Bank	034-07-0A-107.00
(NAME)	(NAME)	
353 Harbor Village Drive	122 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Brenda S. Roberts, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ashley Nicole Blair, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 87 on the Plan of Townhomes Property Line Exhibit of Harbor Village Phase IV, Revision I, a Horizontal Property Regime with private elements Harbor Village Drive or record in Instrument No 200307230102986 which revises and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Johnny W. Roberts, married by Warranty Deed from Newmark Homes, L.P., dated 01/30/2004 and recorded 02/04/2004, of record in Instrument 200402040013754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny W. Roberts and Brenda S. Roberts, husband and wife as tenants by the entirety by Warranty Deed from Johnny W. Roberts, a married man, dated 08/27/2012 and recorded 09/12/2012, of record in Instrument 201209120082656, Register's Office for Davidson County, Tennessee. The said Johnny W. Roberts died on August 24, 2017, leaving Brenda S. Roberts as the surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 353 Harbor Village Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1081733
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of February, 2021 .

Brenda S. Roberts

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda S. Roberts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of February, 2021.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

