Karen Johnson Davidson County
Batch# 603106 DEEDWARR
03/30/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,062.75
20210330-0041905

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $557,500.00.

Affiant

Subscribed and sworn before me this the 29 day of March, 2021.

Notary Public
My commission expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

36142

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathryn Noel Vasilopoulos Matthew David Ramos 2040 Straightway Avenue Nashville, TN 37206	Kathryn Noel Vasilopoulos Matthew David Ramos 2040 Straightway Avenue Nashville, TN 37206	083-03-1E 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM D. ROBERSON AND JULIA ROBERSON F/K/A JULIA E. HAASE,HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and CONVEY KATHRYN NOEL VASILOPOULOS, UNMARRIED WOMAN, AND MATTHEW DAVID RAMOS, UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D of the Homes at 107 Creighton, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 107 Creighton of record in Instrument No. 20160523-0051691, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 107 Creighton, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160523-0051691, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to William D. Roberson and Julia E. Haase, both unmarried, as joint tenants with right of survivorship, by Warranty Deed dated 06/02/2017, from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170607-0057067, Register's Office for said County.

The said Julia E. Haase having since married William D. Roberson, and now being known as Julia Roberson.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2040 Straightway Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 my hand this the 29 day of March, 2021.

William D. Roberson

Julia Roberson f/k/a Julia E. Haase

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William D. Roberson and Julia Roberson f/k/a Julia E. Haase, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of March, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

