Name and Address of New Owner:
Tracy Taylor
525 Griffin Circle
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 708912 DEEDWARR
09/01/2021 03:48:04 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20210901-0118165

Send Tax Bills To:
Tracy Taylor
525 Griffin Circle
Hermitage, TN 37076

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 064-16-0E-043-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Laura Elizabeth Roberts, an unmarried individual** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tracy Taylor, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 43, in Building 12, as shown on the site layout, exhibit plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to Declaration of Covenants, Conditions, and Restrictions filed of record in Instrument #20061106-013656, as amended in Instrument #20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laura Elizabeth Roberts, an unmarried individual, from Rocky Lee Roberts, an unmarried individual, and Laura Elizabeth Roberts, an unmarried individual, by Quitclaim Deed dated March 5, 2020 and recorded March 9, 2020 in Instrument #20200309-0025807, said Register's Office.

Being the same property conveyed to Rocky L. Roberts and Laura E. Roberts, husband and wife, from Tina L. Smith, an unmarried woman, by Warranty Deed dated April 29, 2016 and recorded may 4, 2016 in Instrument #20160504-0044030, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF-21-525

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

Laura Elizabeth Roberts (SEAL)
Laura Elizabeth Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2021, before me personally appeared Laura Elizabeth Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2021.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/24

SHANNON O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jordan T. Myers
~~Laura E~~ Roberts
Jordan T. Myers (SEAL)
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

SHANNON O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 16th day of August, 2021.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/24