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 $611,000.00.

Affiant

Subscribed and sworn before me this the 28th day of September, 2021.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 728860 DEEDWARR
10/01/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,260.70
20211001-0132365

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address of New Owner:
Rochelle DeRoberts
2737 Edington Road
Columbus, OH 43221

Send Tax Bill to:
New Owner
2737 Edington Rd
Columbus, OH 43221

Tax Information:
094-02-0-107.00

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, DARREN J. JOHNSON AND AMANDA RENDALL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROCHELLE DEROBERTS, MARRIED, 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 the easterly 42-1/2 feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 234 fronts 42-1/2 feet on the southerly side of Long Avenue, and runs back between parallel lines 150 feet to an alley, measuring 42-1/2 feet thereon.

Being the same property conveyed to Darren J. Johnson and Amanda Rendall, husband and wife, by Warranty Deed from Eric Liu and Jocelyn Sy, husband and wife, dated 11/16/2017 and recorded 11/21/2017 in Instrument No. 20171121-0119536, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1806 Long 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 28th day of September, 2021.

Darren J. Johnson

Amanda Rendall
Amanda Rendall

STATE OF Massachusetts

COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darren J. Johnson and Amanda Rendall, 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 28th day of September, 2021.

My commission expires: 09/26/2025

Notary Public

RAMMANI ACHARYA
Notary Public. Commonwealth of Massachusetts
My Commission Expires September 26 2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/26/21.

Date

Emily Manno

Affiant Signature

9/26/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of September, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON