WARRANTY DEED

Karen Johnson Davidson County
Batch# 778496 **DEEDWARR**
12/22/2021 12:21:55 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20211222-0169241

W-RA-21-752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ricardo D. Roberts, Sr.	**Navy Federal Credit Union**	
(NAME) **752 Moormans Arm Road**	(NAME) **PO Box 3326**	**059-14-0-073.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Merrifield, VA 22119**	
(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 consideration, the receipt of which is hereby acknowledged, **EUPHRELIA ROBERTS JONES, MARRIED AND SABRENA ROBERTS CROSS, MARRIED AND SHAUNTAY ROBERTS, SINGLE AND CARITTA ROBERTS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICARDO D. ROBERTS, SR., UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Haynes Manor, Section 1 of record in Plat Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete details of location and description of said lot.

Said Lot No. 43 fronts 65 feet on the Northwesterly margin of Moorman's Arm Road and runs back between parallel lines 135.0 feet to an dead line, measuring 65 feet thereon.

Being the same property conveyed to Martha G. Roberts by Warranty Deed from Ruby C. Lynn of record in Book 4354, Page 456, Register's Office for Davidson County, Tennessee, dated July 16, 1969 and recorded on July 31, 1969. Instrument of Correction of record in Official Records Book 5029, Page 484, Register's Office for Davidson County, Tennessee.

Said Martha G. Roberts having since died intestate on October 14, 2016 leaving Euphrelia Roberts Jones, Sabrena Roberts Cross, Shauntay Roberts, and Caritta Roberts as her heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20210716-0095974 and 20210716-0095975, Register's Office for Davidson County, Tennessee. Said property is not and has never been the primary marital residence for the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3829, Page 720, amended in Book 3840, Page 404 and Book 3947, Page 663, in the Register's Office for Davidson County, Tennessee..
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **752 Moormans Arm Road, Nashville, Tennessee 37207**.

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), their heirs and 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), their 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/our hand(s) this the 17th DAY OF DECEMBER, 2021.

Euphrelia Roberts Jones

Sabrena Roberts Cross

Shauntay Roberts

Caritta Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUPHRELIA ROBERTS JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SABRENA ROBERTS CROSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAUNTAY ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARITTA ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024