Karen Johnson Davidson County
Batch# 936190 DEEDWARR
11/01/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221101-0117750

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to me on 10/28/22

NOTARY PUBLIC

My Commission Expires 9-21-2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eden and Hunter Traffica 616 Meadow Glen Ct. Nashville, TN 37221	Same as New Owner	155 16 0A 051.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Faye Roberts, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Hunter Traffica and Eden Dearman Traffica, husband and wife, hereinafter called **"GRANTEE,"** his/ her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Traceside, Section Two, of record in Book 7900, Page 980, and 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to George Roberts and wife, Faye Roberts by Warranty Deed dated July 27, 2001 from Stuart C. Burris and wife, Glenda Burris, of record in Instrument No. 20010802-0082594, Register's Office for Davidson County, Tennessee.
>
> George Roberts having since died on or about July 15, 2015 leaving Faye Roberts as surviving tenant by the entirety.
>
> This is Improved property, known as 616 Meadow Glen Ct., Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 our hands on 10/28/22.

Faye Roberts

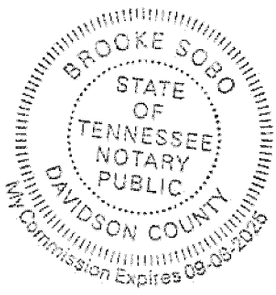
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/28/22, before me personally appeared Faye Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/28/22.

NOTARY PUBLIC

My Commission Expires: 9/8/25



True Copy Certification

I, Jennifer Harris, 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 11/1/2022 (date of document).

Affiant Signature

11/1/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

