**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 230344098**

Karen Johnson Davidson County
Batch# 997831 **DEEDWARR**
05/01/2023 09 37 00 AM 2 pgs
Fees $13 00 Taxes $5,180 00

20230501-0031778

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2023.

Notary Public
My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kelly Walsh and Craig Gerstner<br>3811 Estes Road<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>116 12 0 092.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth Landman Roach, Trustee of the Roach Joint Revocable Trust under agreement dated May 14, 2018 and as amended and restated January 3, 2020,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly Walsh and Craig Gerstner, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the Westerly side of Estes Avenue and runs back between parallel lines 155 feet to a dead line.

Tract Two:

Being the Southerly 50 feet front of Lot No. 13, Block "D" on the Map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for said County.

Said part of Lot No. 13 fronts on the Westerly side of Estes Avenue and extends back 155 feet on the Southerly line and 164 feet, more or less on the Northerly line of the Easterly margin of Lot No. 27 in said subdivision, measuring 48.3 feet thereon.

Being the same property conveyed to Albert Cecil Roach and Beth Landman Roach, as Co-Trustees of the Roach Joint Revocable Trust under Agreement dated May 14, 2018, by Quitclaim Deed from Albert C. Roach and Wife Beth L. Roach, of record in Instrument No. 20181005-0098974, in the Register's Office of Davidson County, Tennessee, dated October 03, 2018 and recorded on October 05, 2018. Albert Cecil Roach a/k/a Albert C. Roach having since deceased on December 3, 2022 in Davidson County, TN leaving Beth Landman Roach as the sole Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Lane Homesites, as recorded in Book 1130, Page 13.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20050131-0011044.

This is improved property located at 3811 Estes Road Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of April, 2023.

Roach Joint Revocable Trust

Beth Landman Roach, Trustee

By: Beth Landman Roach, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth Landman Roach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Roach Joint Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2023.

Notary Public
My Commission Expires: _____

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026