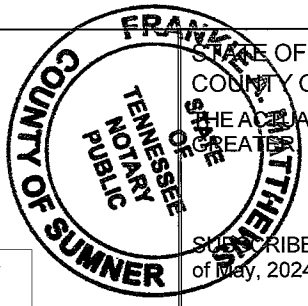
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,200.00

x Shelby Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-26-28
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1143027 DEEDWARR
06/04/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,328.04
20240604-0041612

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shelby Harmon Brown	New Owner	Tax ID 064 01 0 027.00
(NAME)	(NAME)	
203 Montchanin Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy Roberson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shelby Harmon Brown, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 176 on the plan of Brandywine Farms, Section Nine, as of record in Book 4460, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kendall L. Roberson, Sr. and Judy Roberson, a married couple, as joint tenants with right of survivorship, from Kendall L. Robertson, Sr. by Quitclaim Deed dated March 2, 2022, and as of record in Instrument No. 20220304-0025182, said Register's Office. The said Kendall L. Roberson, Sr. having since died June 22, 2023 leaving the subject property vested in Judy Roberson as the surviving tenant by the entirety.

Peggy Johnson Hindsman executed this instrument on behalf of Judy Roberson pursuant to a Power of Attorney of record in Instrument No. 20240528-0039310, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record.

Any and all matters and notes on plat of record in Plat Book 4460, Page 40, Register's Office, Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 3816, Page 544, as amended in Book 6371, page 372, Book 6691, page 977, Book 9027, page 222, Book 9138, page 45, and Instrument No. 20040805-0094257, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 203 Montchanin Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of May, 2024.

Judy Roberson by Peggy Johnson Hindsman

Judy Roberson by Peggy Johnson Hindsman, Attorney-In-Fact

Attorney-in-Fact

STATE OF Georgia

COUNTY OF Monroe

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peggy Johnson Hindsman as Attorney-in-Fact for Judy Roberson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 30th day of May, 2024.

My commission expires: 10/31/2027

Sherry D. Garza

Notary Public

SHERRY G. GARZA NOTARY PUBLIC MONROE COUNTY, GEORGIA MY COMMISSION EXPIRES 10-31-2027

Certificate of Authenticity

I, Kathy Lee, 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 5/30/24.

Date

Affiant Signature

5/30/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON