WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151575 DEEDWARR
06/27/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240627-0048170

(SEAL)

ROGER A HAMILTON
Notary Public, State of Vermont
Commission No. 157.0006091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 1/31/25

File #24-TC-4410-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DER Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**130 12 0 013.00**
4516 Alcott Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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,

LISA G. SCHATZ, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARTIN S. ROBERTS, III AND DELIA ELIZABETH ROBERTS, HUSBAND AND WIFE,

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:

Being Lot No. 12 on the Plan of HYCREST ACRES III of record in Plat Book 2331, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa G. Schatz, married, by Warranty Deed from Donald B. Safer, married, of record in Instrument No. 20050601-0061672, in the Register's Office of Davidson County, Tennessee, dated May 26, 2005 and recorded on June 01, 2005.

This was never the principal place of residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HYCREST ACRES III, as recorded in Plat Book 2331, Page(s) 75.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2480, Page 521.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6180, Page 942.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4410 Alcott Drive, Nashville, TN 37215**.

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 25th day of June, 2024.

Lisa G. Schatz

STATE OF Vermont
COUNTY OF Addison

On this 25th day of June, 2024, before me personally appeared Lisa G. Schatz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2024.

Notary Signature
My commission expires: 1/31/25

ROGER A HAMILTON
Notary Public, State of Vermont
Commission No. 157.0006091

True Copy Certification

I, **Tonya Cherry,** 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 this the 25 day of June, 2024.

Affiant Signature
Date 6/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____