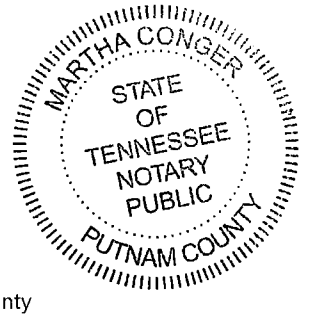


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of July, 2024.

NOTARY PUBLIC

My commission expires: 7-30-25

Karen Johnson Davidson County
Batch # 1168425 DEEDWARR
08/13/2024 10:47:35 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20240813-0061094

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kim E. O'Connor (NAME)	Kim E. O'Connor (NAME)	086110A05600CO
629 Rockwood Dr. (ADDRESS)	629 Rockwood Dr. (ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Troy W. Roberts, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kim E. O'Connor**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3, Building No. 3 in Raintree Village, (a planned unit development), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, as amended in Book 4980, page 378, Book 5091, page 39, Book 516S, page 781, Book 5172, page 77, Book 5546, page 493, Instrument No. 20040428-0047940, Instrument No. 20040826-0 I 03606, and Instrument No. 20220316"0030899, Register's Office for Davidson County, Tennessee, and as shown on the plan of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 467S, Page 36 through 38 in Register's Office, to which reference is hereby made. Garage number 3-3-g is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Troy W. Roberts, unmarried by deed from Patricia Ann Draper, unmarried of record in Instrument No. 20220715-0081491, dated July 13, 2022, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 629 Rockwood Dr., Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of July, 2024.

Troy W. Roberts

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 11th day of July, 2024.

Notary Public
My Commission Expires: 3/19/2025

