This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4154-AJ

Karen Johnson Davidson County
Batch# 1190779 DEEDWARR
10/07/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20241007-0077734

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2024.

Notary Public
My Commission Expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Scott Tsakeres and Kathryn Rice Tsakeres 5220 Stallworth Dr Nashville, TN 37220	Bank of Tennessee 301 E. Center St. Kingsport, TN 37660	160 04 0 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Phillip Randall Roberts and Teresa Diane Roberts, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven Scott Tsakeres and Kathryn Rice Tsakeres, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1121 on the Plan of BRENTWOOD HALL, SECTION XI, of record in Plat Book 2331, Page 134, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Phillip R. Roberts and wife, Teresa D. Roberts, by Warranty Deed from Robert G. Taylor and wife, Janet H. Taylor, of record in Book 10433, Page 986, in the Register's Office of Davidson County, Tennessee, dated April 24, 1997, and recorded on April 30, 1997. Phillip Randall Roberts and Phillip R. Roberts are one in the same and Teresa Diane Roberts are one in the same as Teresa D. Roberts is one in the same.

This is improved property located at: **5220 Stallworth Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 1st day of October, 2024.

GRANTOR:

Phillip Randall Roberts

Teresa Diane Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phillip Randall Roberts and Teresa Diane Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of October, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-1-24.

Affiant Signature

10-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY