PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2024.

Notary Public
My Commission Expires: 5-5-25

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY, TENNESSEE

Karen Johnson
Batch # 1213371
12/09/2024 10 37 53 AM
Fees $13 00 Taxes $2,664 00

Davidson County
DEEDWARR
2 pgs

20241209-0095277

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ava Roberts and John Roberts Jr. 8208 Warbler Way Brentwood, TN 37027	New Owner	Tax Parcel ID No. 181-11-0D-039-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul W. Bourdeaux and Renee Jeneanne Bourdeaux, husband and wife,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ava Roberts and John Roberts Jr. wife and husband,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 39 as shown on Final Plat of The Hill Property, Phase 2, of record in Instrument No. 20221102-0118518 in the 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 Paul W. Bourdeaux, and Renee Jeneanne Bourdeaux, husband and wife by Deed dated July 25, 2023 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded July 25, 2023, in Instrument Number 202307250057313, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **8208 Warbler Way, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 6 day of December, 2024.

Renee Jeneanne Bourdeaux

Paul W. Bourdeaux By Renee Jeneanne Bourdeaux, as Attorney in Fact

Attorney in Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **Renee Jeneanne Bourdeaux** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of December 2024.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **Paul W. Bourdeaux by Renee Jeneanne Bourdeaux, Attorney in Fact** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of December 2024

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____