Karen Johnson Davidson County
Batch# 1223138 DEEDWARR
01/03/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250103-0000733

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/28/28
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
Commission Expires

W-LH-25-2829

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Vanden Bosch	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	**050-02-0E-159.00-CO**
2829 Thornton Grove Blvd	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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, **MARK R. MCROBERTS AND JODY R. MCROBERTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY VANDEN BOSCH, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark R. McRoberts and Jody R. McRoberts, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220815-0092253 Register's Office for Davidson County, Tennessee, dated August 11, 2022 and recorded on August 15, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20210908-0120324, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200608-0058652, Amended and Supplemented in Instrument No. 20201209-0143747, Amended in Instrument No. 20210924-0128409, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20190723-0072220, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 3068, Page 480, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement, Drainage Easement and Temporary Construction Easement of record in Book 5992, Page 654, in the Register's Office for Davidson County, Tennessee.
- 50 Foot Wide Easement of record in Book 6199, Page 554, in the Register's Office for Davidson County, Tennessee.
- Agreement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20150908-0091176 and Instrument No. 20190906-0090115, in the Register's Office for Davidson County, Tennessee.
- Mutual Grant of Easement of record in Book 6199, Page 559, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190812-0080087, in the Register's Office for Davidson County, Tennessee.
- Stormwater Maintenance Agreement of record in Instrument Number 20200917-0106622, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2829 Thornton Grove Blvd, Nashville, Tennessee 37207**.

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 2nd DAY OF JANUARY, 2025.

Mark R. McRoberts

Jody R. McRoberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of January, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of January, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

202501030000733

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/02/2025 (date of document).

Affiant Signature

01/02/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY