WARRANTY DEED

Karen Johnson Davidson County
Batch # 1231377 DEEDWARR
01/29/2025 01 59 29 PM 2 pgs
Fees $13 00 Taxes $4,995 00

20250129-0006934

(SEAL)
JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January, 2025

Notary Public
MY COMMISSION EXPIRES 11-3-25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

Return to:
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-ORE-25-0837

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
TBG Renovations LLC	**New Owner**	
(NAME)	(NAME)	**159 00 0 164.00**
401 S Mt Juliet Rd #235		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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,

SHEROD H. ROBERTSON, AN UNMARRIED PERSON,

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

TBG RENOVATIONS LLC, A LIMITED LIABILITY COMPANY,

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 16 on the Plan of SECTION THREE, BOKOR HEIGHTS, of record in Plat Book 4300, Page 62, amended in Book 5431, Page 452, 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 Sherod H Robertson, unmarried, by Quitclaim Deed from Sherod H Robertson, unmarried, and Gregory Stewart, unmarried, as joint tenants with right of survivorship, of record in Instrument No 20220310-0027913, in the Register's Office of Davidson County, Tennessee, dated March 08, 2022 and recorded on March 10, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, BOKOR HEIGHTS, as recorded in Plat Book 4300, Page(s) 62 and amended in Book 5431, Page 452

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4550, Page 142

*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 8009, Page 56
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **837 West Hillview Drive, Brentwood, TN 37027**

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 27th day of January, 2025

Sherod H Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2025, before me personally appeared Sherod H Robertson, 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 27th day of January, 2025

Notary Signature
My commission expires

