WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 17 DAY OF March 2025

Notary Public

MY COMMISSION EXPIRES: 11/27/2027
(AFFIX SEAL)

JENNIFER BOSENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Karen Johnson Davidson County
Batch# 1249097 DEEDWARR
03/21/2025 12:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20250321-0021289

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.(S)
Brennan J. Ewing and Marissa A. Slohoda	Brennan J. Ewing and Marissa A. Slohoda	033-03-0B-035.00-CO
(NAME) 105 Trellis Way	(NAME) 105 Trellis Way	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Trevis Lee Robertson, David Paul Robertson, Jr and Bonnie Beth Jenkins, Trustees of The Robertson Family Trust dated September 30, 2022, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Brennan J. Ewing, an unmarried man, and Marissa A. Slohoda, an unmarried woman, as joint tenants with right of survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Final Plat of Dry Creek Farms, Section 2 of record in Plat at Instrument No. 20040421-0045040, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Robertson and David Paul Robertson, wife and husband by Warranty Deed from Beazer Homes Corp, a Tennessee corporation of record in Instrument No. 20050502-0048459 Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 02, 2005.

Being the same property conveyed to Elizabeth Lee Robertson, Trustee and her successors in trust of the Elizabeth Lee Robertson Revocable Living Trust, its successors and assigns and David Paul Robertson, Trustee and his successors in Trust The David

Paul Robertson Revocable Living Trust by Quitclaim Deed from Elizabeth Robertson and David Paul Robertson, wife and husband of record in Instrument No. 20070724-0087755 Register's Office for Davidson County, Tennessee, dated February 21, 2007 and recorded on July 24, 2007.

Being the same property conveyed to David Paul Robertson and Elizabeth Lee Robertson, husband and wife as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed from Elizabeth Lee Robertson, Trustee of the Elizabeth Lee Robertson Revocable Living Trust dated June 04, 2003 and David Paul Robertson, Trustee of the David Paul Robertson Revocable Living Trust dated ate June 04, 2003 of record in Instrument No. 20120802-0068211 Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on August 02, 2012.

Being the same property conveyed to Elizabeth Lee Robertson, Trustee and her successor in trust of Elizabeth Lee Robertson Revocable Living Trust dated June 04, 2003, its successors and assigns and David Paul Robertson, Trustee and his successors in trust of the David Paul Robertson Revocable Living Trust dated date June 04, 2003 by Quitclaim Deed from David Paul Robertson and Elizabeth Lee Robertson, husband and wife as joint tenants with right of survivorship and not as tenants in common of record in Instrument No. 20120802-0068213 Register's Office for Davidson County, Tennessee, dated July 26, 2012 and recorded on August 02, 2012 and Affidavit of Scriveners Error recorded on September 12, 2012 in Instrument No. 20120912-0082800.

Being the same property conveyed to David Paul Robertson, Jr, Trevis Lee Robertson and Bonnie Beth Jenkins, Co-Trustees and their successors in trust of the Robertson Family Trust by Trustee Deed from David Paul Robertson, Jr, Trevis Lee Robertson and Bonnie Beth Jenkins, Co-Trustee and their successors in trust of the Elizabeth Lee Robertson Revocable Living Trust and David Paul Robertson, Jr, Trevis Lee Robertson and Bonnie Beth Jenkins, Co-Trustees and their successors in trust of the David Paul Robertson Revocable Living Trust of record in Instrument No. 20221006-0110269 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 06, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 105 Trellis Way, Goodlettsville, TN 37072

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of March 2025.

The Robertson Family Trust dated September 30, 2022

By: _____
Trevis Lee Robertson, Trustee

By: _____
David Paul Robertson, Jr, Trustee

By: Bonnie Beth Jenkins
Bonnie Beth Jenkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19 day of Mar, 2025, before me personally appeared Trevis Lee Robertson, David Paul Robertson, Jr, and Bonnie Beth Jenkins, Trustees of The Robertson Family Trust dated September 30, 2022, 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 19 day of March, 2025.

Notary Signature
My commission expires: 1-28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 true and exact copy of the original document executed and authenticated according to law on March 19, 2025 (date of document).

Jennifer Pennell

March 20, 2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 20, 2025, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028