This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5596-TM

Karen Johnson Davidson County
Batch# 1254261 DEEDWARR
03/31/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250331-0024280

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melany Dawn Robinson 3110 Woodlawn Drive Nashville, TN 37215	New Owner	117 07 0H 012.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dorothea Renee Aubuchon Fawcett, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Melany Dawn Robinson, a married woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 3362 on the Plan of CONDOMINIUM SITE PLAN, RODERICK SQUARE, of record in Plat Book 6250, Page 928, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothea Renee Aubuchon Fawcett, by Quitclaim Deed from Charles W. Fawcett, III, of record in Instrument No. 20250319-0019758, in the Register's Office of Davidson County, Tennessee, dated January 29, 2025 and recorded on March 19, 2025.

Being the same property conveyed to Charles W. Fawcett, III, Married Man by Quitclaim Deed from Jodie F. Greene, a single woman, of record in Instrument No. 20180612-0056277, in the Register's Office of Davidson County, Tennessee, dated June 04, 2018 and recorded on June 12, 2018.

This is improved property located at: **3362 Hillsboro Pike, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 31st day of March, 2025.

GRANTOR:

Dorothea Renee Aubuchon Fawcett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dorothea Renee Aubuchon Fawcett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of March, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 31, 2025** .

Affiant Signature

03/31/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 31, 2025** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY