| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Sumner**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **224,000.00.**<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/14/2025**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 11-8-2028<br>(AFFIX SEAL) |
|---|---|

Karen Johnson Davidson County
Batch# 1259905 DEEDWARR
04/14/2025 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20250414-0028262

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared by and Return To:*

**FOUR STAR TITLE** LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5050

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Lisbet Valdez-Earl** | **Premier Mortgage Resources** | **052-01-0A-109.00** |
| **109 Coventry Woods Drive<br>Madison, TN 37115** | **PO Box 1194<br>Springfield, OH, 45501** | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fredene T. Roby, Trustee of The Fredene T Roby, Revocable Living Trust dated September 8, 2016,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisbet Valdez-Earl, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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 109 on the Plan of COVENTRY WOODS, PHASE 1, of record in Plat Book 6250, Page 567, and more specifically set out in Exhibit C of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fredene T. Roby, Trustee of The Fredene T. Roby Revocable Living Trust, dated September 8, 2016, by Quitclaim Deed from Fredene Roby, of record in Instrument No.

20160916-0097465, in the Register's Office of Davidson County, Tennessee, dated September 08, 2016 and recorded on September 16, 2016.

Being the same property conveyed to Fredene Roby, married, by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20070806-0093401, in the Register's Office of Davidson County, Tennessee, dated August 03, 2007 and recorded on August 06, 2007.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **109 Coventry Woods Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **April, 2025**.

**Fredene T Roby, Revocable Living Trust dated September 8, 2016**

Fredene T. Roby Trustee
**Fredene T Roby, Trustee**

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Fredene T. Roby**, whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **The Fredene T Roby, Revocable Living Trust**.

Witness my hand and official seal on this the **11th** day of **April, 2025**.

Korrie A. Payne
NOTARY PUBLIC

My Commission Expires:

**My Commission Expires:**
**December 27, 2028**

KORRIE A PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

202504140028262

# 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 **April 11, 2025**.

Affiant Signature

**04/14/2025**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 14, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY