Karen Johnson Davidson County
Batch# 1292133 DEEDWARR
06/30/2025 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $214.60
20250630-0051518

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF June, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25050043

Address of New Owner	Send Tax Bills To:	Tax Information:
Russell E. Roberts, et al 4434 Bull Run Road Ashland City, TN 37015	Same	046-00-0-094.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Frances K. Joyner, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Russell E. Roberts and Patricia A. Roberts, Husband and Wife, and Matthew E. Roberts, unmarried, and Melissa A. Roberts, unmarried,** hereinafter called the **Grantee(s)**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, with right of survivorship, with it being the intent of the parties that the property shall be held such that the tenancy by entirety shall hold the property with right of survivorship with the tenants in common, so the last surviving shall acquire the entire fee.

Land located in the 14th Civil District of Davidson County, Tennessee, being Tract No. 20 of the Dawson Property, and more particularly described as follows:

Beginning at a set stone marked with an "X" by a flat stone marked with an "X", the same being the southeast corner of a tract heretofore conveyed to McPherson, by deed of record in Book 6658, Page 836, Register's Office for Davidson County, Tennessee; thence East 478.50 feet to an I.P. and M.F.P., Robinson's northwest corner; thence with Robinson's west line, South 2 degrees 20' 16" West 668.25 feet to an iron pin by a stone marked with an "X", Herrin's northeast corner; thence with Herrin's north line, North 88 degrees 30' West 1375 feet to an I.P. and M.F.P., McPherson's southwest corner; thence with McPherson's south line, North 55 degrees 37' 14" East 1118.71 feet to the beginning, containing 14.015 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Together with the easement rights as set forth in the Right of Way Agreement of record in Book 7465, Page 568, said R.O.

Being the same property conveyed to W. F. Joyner and wife, Frances K. Joyner, by Installment Deed from Jeffrey Wrenn McLaughlin and wife, Amanda T. McLaughlin, dated 10/03/1985 and recorded on 10/14/1985 at Book 6681, Page 480, Register's Office for Davidson County, Tennessee. W. F. Joyner, aka Willisten Frank Joyner, having since died on or about 02/17/2024, leaving Frances K. Joyner as the surviving tenant by entirety.

This is property generally located:
0 Little Marrowbone Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Right-of-Way Easement of record in Book 7465, Page 568, Register's Office for Davidson County, Tennessee.
3. 50' Ingress and Egress Easement and cul de sac easement as referenced in the Warranty Deed of record in Book 6681, Page 480, Register's Office for Davidson County, Tennessee.
4. Subject to any creek or branch running through or along the boundary line of subject property.
5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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, **Frances K. Joyner** has caused this instrument to be executed, this the 30 day of June, 2025.

Frances K Joyner
Frances K. Joyner

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Frances K. Joyner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30 day of June, 2025.

My Commission expires: 7/24/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 6/30/2025 (date of document).

L. Broner McCoy
Date: 6/30/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 30th day of June, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY