Karen Johnson Davidson County
Batch# 1298275 DEEDWARR
07/16/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250716-0056275

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen E. Rolling, an unmarried woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Olivia R. Long, an unmarried woman, Jaisun Padilla, an unmarried man and Cassandra Long Anderson, an unmarried woman, as to a one-third undivided interest, tenants in common**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Karen E. Rolling, an unmarried woman by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040721-0086922 Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on July 21, 2004.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4024 Stonybrook Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
JaiSun Padilla
Olivia R. Long
Cassandra Long Anderson
4024 Stonybrook Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New Owners

TAX MAP-PARCEL #:
141-06-0C-096.00

WITNESS THE EXECUTION HEREOF this 16th day of July, 2025.

Karen E. Rolling

Karen E. Rolling

State of Tennessee)
County of Davidson)

On this 16th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen E. Rolling, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 495,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of July, 2025.

Notary Public

My Commission Expires: 11-2-26

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 07/16/2025 (date of document).

Karla I Kard
Affiant Signature

07/16/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of July, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

