...en Johnson
Batch # 1300537
07/22/2025 09 43 29 AM
Fees $18 00 Taxes $3,838 75

Davidson County
DEEDWARR
3 pgs

20250722-0057575

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,037,500.00 Affiant Subscribed and sworn to before me, this the 21st day of July, 2025 Notary Public My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY.
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills to.	Map-Parcel No (s)
Ann Roark Patterson and Jeffrey R. Patterson	NEW OWNER	143-02-0A-077-00
635 Harpeth Trace Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kenneth L Roberts, married and Susan Roberts now known as Susan Fondren, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann Roark Patterson and Jeffrey R Patterson, a married couple

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1 on the Plan of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of The Pointe, a Planned Unit Development, as of record in Book 6900, Page 932, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenneth L Roberts and wife, Susan Roberts, by Warranty Deed from Jerome Christensen and wife, Carol Burke, dated 8/27/2003 and recorded 9/8/2003 in Instrument No. 20030908-0130760, in the Register's Office of Davidson County, Tennessee

The said Kenneth L Roberts and Susan Roberts having since divorced Final Decree NO 08D-563 filed June 23, 2008 of record in The Eight Circuit Court for Davidson County, Tennessee.

Robin Haney, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title, and interest in the above described property by virtue of her marriage to Kenneth L Roberts

The above described property is not, nor ever has been the principal or marital residence of Susan Fondren's spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This is improved property known as 635 Harpeth Trace 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 Grantees, their heirs and assigns, forever, and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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

Witness my/our hand(s) this_____ day of July, 2025

_____
Kenneth L. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 2025, before me personally appeared Kenneth L. Roberts, 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 _____ day of July, 2025

_____
Notary Signature
My commission expires

Witness my/our hand(s) this 18th day of July, 2025

Susan Fondren
Susan Fondren

STATE OF WASHINGTON

COUNTY OF JEFFERSON

On this 18TH day of July, 2025, before me personally appeared Susan Fondren, 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 18TH day of July, 2025

Janeill Besecker
Notary Signature
My commission expires 08.27.2027

JANEILL BESECKER
Notary Public
State of Washington
Commission # 23024064
My Comm. Expires Aug 27, 2027

This is improved property known as 635 Harpeth Trace 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 Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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

Witness my/our hand(s) this 21 day of July, 2025

Kenneth L Roberts

Robin Haney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2025, before me personally appeared Kenneth L Roberts and Robin Haney, 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 21st day of July, 2025

Notary Signature
My commission expires:

