UPON RECORDING, RETURN TO:

Erika L. Haupt, Esq.
Roetzel & Andress, LPA
41 S. High Street, 21st Floor
Columbus, Ohio 43215

State of OHIO
County of FRANKLIN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Erika L. Haupt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2025.

Sheryl A. Turner
NOTARY PUBLIC

SHERYL A. TURNER
Notary Public, State of Ohio
Commission #: 2019-RE-788961
My Commission Expires 09-03-2029

Karen Johnson
Batch # 1306627
08/07/2025 10 29 59 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250807-0062723

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map Parcel Numbers
Rochelle M. DeRoberts, Trustee of the Rochelle M. DeRoberts Trust, as amended 3440 London Ct. Dr. Columbus, Ohio 43221	Rochelle M. DeRoberts, Trustee 3440 London Ct. Dr. Columbus, Ohio 43221	Parcel 094-02-0-107.00

ROCHELLE DEROBERTS, a widow not remarried, of Columbus, Ohio (the "Grantor"), for valuable consideration paid, grant with general warranty covenants to **ROCHELLE M. DEROBERTS, TRUSTEE OF THE ROCHELLE M. DEROBERTS TRUST, AS AMENDED*** (the "Grantee"), whose tax-mailing address is 3440 London Ct. Dr., Columbus, Ohio 43221, the following **REAL PROPERTY:**

Land in Davidson County, Tennessee, being the easterly 42-1/2 feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 234 fronts 42-1/2 feet on the southerly side of Long Avenue, and runs back between parallel lines 150 feet to an alley, measuring 41-1/2 feet thereon.

Being the same property conveyed to Darren J. Johnson and Amanda Rendall, husband and wife, by Warranty Deed from Eric Liu and Jocelyn Sy, husband and wife, dated 11/6/2017 and recorded 11/21/2017 in Instrument No. 20171121-0119536, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

*Trust is revocable trust.

Being the same property conveyed to Rochelle DeRoberts, then a married woman, by Warranty Deed from Darren J. Johnson and Amanda Rendall, husband and wife, dated 9/28/2021 and recorded 10/1/2021 in Instrument 202110010132365, Register's Office for Davidson County, Tennessee.

IMPROVED Property known as 1806 Long Ave., Nashville, Tennessee 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend title to said land to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

EXECUTED this 22nd day of July, 2025.

Rochelle DeRoberts
ROCHELLE DEROBERTS

STATE OF Ohio :
: SS
COUNTY OF Franklin :

The foregoing instrument was acknowledged before me this 22nd day of July, 2025 by **ROCHELLE DEROBERTS**, Grantor.

Erika L. Haupt, Attorney at Law
State of Ohio
My Commission has no expiration date
Under Section 147.03 R.C.

Erika L. Haupt
Notary Public

I, Erika L. Haupt, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

ERIKA L. HAUPT

STATE OF OHIO :
: SS
COUNTY OF FRANKLIN :

On July 28, 2025, before me, the undersigned notary public, personally appeared **ERIKA HAUPT**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SHERYL A. TURNER
Notary Public, State of Ohio
Commission #: 2019-RE-788961
My Commission Expires 09-03-2029

Notary Public

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