Karen Johnson Davidson County
Batch# 1313802 DEEDWARR
08/25/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250825-0067549

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-6835-SL

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2025.

Notary Public
My Commission Expires: _____

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Corey Turner 1101 18th Ave. S #613 Nashville, TN 37212	New owner	104 04 0E 613 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Cherie S. Roberts, as authorized Trustees of Roberts Marriage Trust dated September 18, 2024** (individually and/or collectively, "Grantor"), transfer and convey unto **Corey Turner, unmarried**(individually and/or collectively, "Grantee"), 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 No. 613 together with Parking Space Number 59, together with the Appurtenant interest in the common elements of 1101 EIGHTEENTH AVENUE, a horizontal property regime established by Master Deed, of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760, Register's Office for Davidson County, Tennessee, Said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to Ryan M. Roberts and Cherie S. Roberts, Trustees under Roberts Marriage Trust dated September 18, 2024, by Quitclaim Deed from Ryan M. Roberts and Spouse, Cherie S. Roberts, of record in Instrument No 20240923-0073552, in the Register's Office of Davidson County, Tennessee, dated September 18, 2024 and recorded on September 23, 2024.

Being the same property conveyed to Ryan M. Roberts, husband and wife Cherie S. Roberts, by Warranty Deed from 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20080307-0023203, in the Register's Office of Davidson County, Tennessee, dated March 03, 2008 and recorded on March 07, 2008.

This is improved property located at: **1101 18th Avenue South, Unit 613, Nashville, TN 37212.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant

with the said Grantee 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 I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 22nd day of August, 2025.

GRANTOR:

Roberts Marriage Trust dated September 18, 2024

By: _____
Cherie S. Roberts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cherie S. Roberts, Trustee of Roberts Marriage Trust dated September 18, 2024, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2025.



_____
Notary Public
My Commission expires: 01/22/2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-22-2025.

Date

Affiant Signature

8/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of August, 2025.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal