Karen Johnson Davidson County
Batch# 1317827 DEEDWARR
09/03/2025 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250903-0070298

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-4170

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of September, 2025

Notary Public

Commission Expires: 3-20-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lindsey Marie Kronz Roeder 2032 Lombardia Lane Madison, TN 37115	First Federal Bank 9700 Touchton Rd. Ste. 101 Jacksonville, FL 32246	043-14-0B-037-00-CO

WARRANTY DEED

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

Markus Huber and Taylor Huber, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsey Marie Kronz Roeder, a single person

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. 37 on the Plan of Final Plat, Lanier Park, Phase One as shown on the plat of record in Instrument No. 20021022-0129511 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Markus Huber, an unmarried man and Taylor Weaver, an unmarried woman, as joint tenants with the right of survivorship by Warranty Deed from Eric Colley, unmarried of record in Instrument No. 20151006-0102015 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 6, 2015.

Being the same property conveyed to Markus Huber and Taylor Huber, husband and wife by Quitclaim Deed from Markus Huber unmarried and Taylor Weaver unmarried of record in Instrument No. 20151019-0106132 Register's Office for Davidson County, Tennessee, dated October 5, 2015 and recorded on October 19, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2032 Lombardia Lane, Madison, TN 37115

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 we so covenant with the said GRANTEES 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 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 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.

Dated this the 2nd day of September, 2025.

Markus Huber

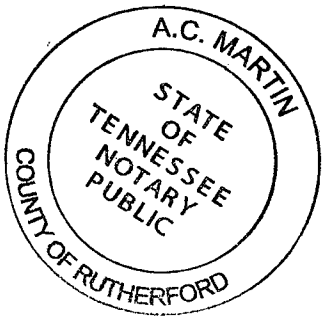
Taylor Huber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of September, 2025, before me personally appeared Markus Huber and Taylor Huber, 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 2nd day of September, 2025.

Notary Signature
My commission expires: 5-16-26



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/2/2025. (date of document).

Affiant Signature

9/3/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY