This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $548,000.00.

Affiant

Karen Johnson
Batch # 1323348
09/17/2025 10:20:59 AM
Fees: $13.00 Taxes: $2,027.60
20250917-0074171

Davidson County
DEEDWARR
2 pgs

Subscribed and sworn before me this the 9th day of September, 2025.

Notary Public
My commission expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Abigail E. Williams 1557 57th Ave N. Nashville, TN 37209	New Owner	091-02-4W 021.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN J. ROBERTS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ABIGAIL WILLIAMS, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 21, on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190508-0043217, amended in Instrument No. 20190524-0049673, Instrument No. 20210618-0082869 and Instrument No. 20221020-0114277; Assignment and Assumption of Declarant's Rights recorded in Instrument No. 20200214-0016899, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Jonathan J. Roberts, by deed dated 08/09/2021, from Toll Southeast LP Company, Inc., a Delaware Corporation, of record in Instrument No. 20210818-0111531, Register's Office for said County. The said Kelsea Lauren Roberts is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1557 57th Ave N., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of September, 2025.

Jonathan J. Roberts

Kelsea Lauren Roberts

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan J. Roberts and Kelsea Lauren Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2025.

My commission expires: 1/10/29

Notary Public

