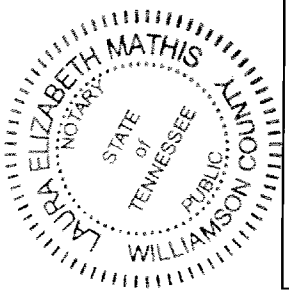
Karen Johnson Davidson County
Batch# 1324752 DEEDWARR
09/22/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20250922-0075588



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $477,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of September, 2025.

NOTARY PUBLIC

My commission expires: 3-28-26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Terri Murray (NAME)	New Owner (NAME)	173-16-0A-078.00-CO
3664 Coles Branch Drive (ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Roger W. Desarro, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Terri Murray , a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 91, as shown on the map entitled Final Plat Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record as Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KIM ANN DESARRO AND ROGER W. DESARRO, WIFE AND HUSBAND, by Warranty Deed from THOMAS M. ALLEN, UNMARRIED, of record as Instrument No. 20200721-0079863, Register's Office for Davidson County, Tennessee, dated July 15, 2020. Kim Ann Desarro having died on or before March 15, 2024 vesting property solely in Roger W. Desarro as the surviving tenant.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3664 Coles Branch Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of September, 2025.

Roger W. Desarro

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger W. Desarro, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2025.

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

September 19, 2025.

Date

Affiant Signature

September 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **September**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON