Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of September, 2025

Notary Public

Commission Expires: _____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
02-24-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victoria Roeske 6621 River View Drive Nashville, TN 37209	EMM Loans LLC 1950 Rt 70 E Ste 300 Cherry Hill, NJ 08003	101-00-0-022.00

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,
Debra M. Gibbs, an unmarried woman, and Gregory A. Wilkinson, an unmarried man
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Victoria Roeske, a married woman
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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for said County, being Lot No. 5 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of 40-foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2226, page 419, said Register's Office; thence with the easterly line of said Jackson Property northwardly 248.92 feet, more or less,to low water mark of Cumberland River; thence with said

Karen Johnson Davidson County
Batch# 1328638 DEEDWARR
10/01/2025 11:07:30 AM 5 pgs
Fees: $28.00 Taxes: $4,662.00
20251001-0078108

low water mark, south 65 degrees east 100 feet more or less, to the northwest corner of the property conveyed to Hugh R. Fisk and wife, by deed from Nan Bridgewater Drugger and husband, of record in Book 2392, page 357 said Register's Office, thence with the westerly line of the Fisk Property, southwardly 241.08 feet, more or less, to the northerly margin of said 40-foot private road; thence with said road north 73 1/2% degrees west 100 feet to the beginning.

"There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 Southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to use the said 40-foot roadway in its entirety, jointly with other property owners in the subdivision, and grantees herein assume and agree to pay their proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway, being wholly on the property of grantors herein."

Being the same property conveyed to Gregory A. Wilkinson and wife Debra Gibbs by Warranty Deed from Ray C. Danis and wife Lila Danis of record in Book 6723, page 939, Register's Office for Davidson County, Tennessee, dated November 15, 1988 and recorded on December 3, 1985.

Being the same property conveyed to Michael D. Sontag by Quit Claim Deed from Gregory A. Wilkinson and Debra Gibbs of record in Instrument No. 20010301-0019237 Register's Office for Davidson County, Tennessee, dated February 1, 2001 and recorded on March 1, 2001.

Being the same property conveyed to Gregory A. Wilkinson and wife Debra Gibbs, as equal tenants in common, by Quit Claim Deed from Michael D. Sontag of record in Instrument No. 20010301-0019237 Register's Office for Davidson County, Tennessee, dated February 1, 2001 and recorded on March 1, 2001

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: 6621 River View Drive, 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 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 29th day of September, 2025.

Debra M. Gibbs

Gregory A. Wilkinson

Gregory A. Wilkinson

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of September, 2025, before me personally appeared Debra M Gibbs, 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 _____ day of September, 2025.

Notary Signature
My commission expires:

STATE OF Florida
COUNTY OF Pasco

On this 29th day of September, 2025, before me personally appeared Gregory A. Wilkinson, 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 29th day of September, 2025.

Wendy Howard

Notary Signature Wendy Howard
My commission expires: 12/28/2025

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 202980
Expires on December 28, 2025

Notarized remotely online using communication technology via Proof.

Dated this the 25th day of September, 2025.

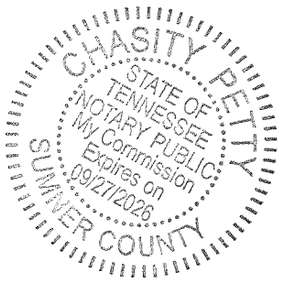
Debra M. Gibbs

Gregory A. Wilkinson

STATE OF TENNESSEE
COUNTY OF Sumner

On this 25th day of September, 2025, before me personally appeared Debra M Gibbs, 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 25th day of September, 2025.



Notary Signature
My commission expires: 9/27/26

STATE OF _____
COUNTY OF _____

On this _____ day of September, 2025, before me personally appeared Gregory A. Wilkinson, 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 _____ day of September, 2025.

Notary Signature
My commission expires:

WARRANTY DEED

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 29, 2025.

Date

Affiant Signature

October 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of **October**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON