Karen Johnson Davidson County
Batch# 1333765 DEEDWARR
10/15/2025 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20251015-0081906

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2708

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 10th day of October, 2025.

Notary Public
My Commission Expires: 6/22/26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Robert Allen Herb, Jr. and Cora Meyerhoven Herb	New Owner	072-03-0-206.00
192 Mar St		
St Pete Beach, FL 33706		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Toni R. Thorburn, Trustee of The Thomas William Roberts Testamentary Trust f/b/o Cameron Parker Thorburn, and Christine Roberts, widow**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert Allen Herb, Jr. and Cora Meyerhoven Herb, a married couple**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

BEING Lot No. 144 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas W. Roberts and wife, Christine A. Roberts, by Warranty Deed from William P. Hartley and wife, Barbara D. Hartley, dated July 24, 1992, of record in Book 8690, Page 20, Register's Office for Davidson County, Tennessee.

Thomas W. Roberts, having since died testate on July 9, 2023. By Agreed Order filed in Case No 23P-1369 in the Probate Court of Davidson County, Tennessee, said property is hereby converted to a tenancy in common with Christine Roberts and the Thomas William Roberts Testamentary Trust f/b/o Cameron Parker Thorburn, Toni R. Thorburn, Trustee, each owning an undivided one-half interest.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 1212 Howard Avenue, Nashville, TN 37216.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 10th day of October, 2025.

Christine Roberts by John Thorburn, Attorney-in-Fact

Christine Roberts by John Thorburn, her Attorney-In-Fact
By power of attorney of record in Instrument No. 202510150081905
Register's Office for Davidson County, Tennessee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John Thorburn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledge that he is the attorney in fact for Christine Roberts and that he is authorized by Christine Roberts to execute this instrument on her behalf.

Witness my hand and official seal at city of Murfreesboro, TN, this 10th day of October, 2025.

Notary Public at Large
My Commission Expires: 6/27/26



WITNESS my hand this 10th day of October, 2025.

The Thomas William Roberts Testamentary Trust f/b/o Cameron Parker Thorburn

By: _____
Toni R. Thorburn, Trustee

State of Florida
County of Brevard

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Toni R. Thorburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Thomas William Roberts Testamentary Trust f/b/o Cameron Parker Thorburn and that she is authorized by The Thomas William Roberts Testamentary Trust f/b/o Cameron Parker Thorburn to execute this instrument on its behalf.

Witness my hand and official seal at city of Titusville, FL, this 10th day of October, 2025.

_____
Notary Public at Large Mark Lewin
My Commission Expires: 12-16-25

NOTARY PUBLIC STATE OF FLORIDA

MARK LEWIN
Commission # HH 200816
Expires December 16, 2025

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 10/10/25 (date of document)

Affiant Signature

10/14/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

