THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5327
Parcel ID: 182-15-0B-219.00

Property Address:
3236 Longstalk Road, Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1340297 DEEDWARR
10/30/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20251030-0086506

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Warranty Deed

Send Tax Statements To:
Tiffany McCombs & Delores Hammonds
3236 Longstalk Rd
Antioch, TN 37013

Address of New Owner:
New Owners

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MICHAEL ROBERT ROBBE and JODI RENDE ZYCH, a/k/a JODI RENDE ROBBE, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **TIFFANY ANN MCCOMBS, a single woman, and DELORES HAMMONDS, a single woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 219, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to MICHAEL R. ROBBE and JODI RENDE ZYCH, husband and wife by Deed dated November 22, 2021 from MERITAGE HOMES OF TENNESSEE INC., an Arizona Corporation, recorded November 29, 2021, in Instrument Number 20211129-0157248, in the Official Records of Davidson County, Tennessee. See Scriveners Affidavit of record in Instrument No: 20251023-0084512, Register's Office for Davidson County, Tennessee.

This is improved property known as, 3236 Longstalk Road, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20190718-0070553, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as contained in Instrument Number 20161027-0113628 and Instrument Number 20180430-0040397, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number

20180608-0055284, Instrument Number 20190213-0013583 and Instrument Number 20230313-0018000, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 27 day of October, 2025.

MICHAEL ROBERT ROBBE

JODI RENDE ROBBE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MICHAEL ROBERT ROBBE and JODI RENDE ROBBE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 27 day of October, 2025.

Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $515,000.00.

Affiant

SWORN TO and subscribed before me on this 27th day of October, 2025.

Notary Public

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 03/06/29

202510300086506

Certificate of Authenticity

I, Holly A Mason, 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 this 27 day of October, 2025.

Affiant Signature

10/27
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY