Return to and
This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1343415
11/10/2025 03 38 46 PM
Fees $13 00 Taxes $952 75

Davidson County
DEEDWARR
2 pgs

20251110-0089721

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$257,500.00~~.

Affiant

Subscribed and sworn to before me, this 10 **day of November, 2025.**

Notary Public
My commission expires: 7-3-2028

Address of New Owner:	Send Tax Bills to:	Tax Information
Annette King	New Owner	086 03 0 066.00
1608 Jacksons Valley Place Hermitage, TN 37076		

WARRANTY DEED

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, **Steven Yancey Roof and Karen S. Roof, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Annette King, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows· to- wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of RIDGEMERE (FORMERLY A PORTION OF POWELL SUBDIVISION) of record in Plat Book 6250, Pages 937, 938 and 939, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Yancey Roof and Karen S. Roof, husband and wife, by Warranty Deed from Steven Y. Roof, as Executor for the Estate of Betty W. Brooks, of record in Instrument No. 20180906-0088425, in the Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 6, 2018.

This property is improved property known as 1704 Ridgemere Court, Hermitage, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 10 day of November, 2025.

Steven Yancey Roof

Karen S. Roof

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Yancey Roof and Karen S Roof, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal this 10 day of November, 2025.

Notary Public
Commission expiration date 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON