RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1347507 DEEDWARR
11/18/2025 10:27:39 AM 2 pgs
Fees: $13.00 Taxes: $3,651.90
20251118-0091678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $987,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James William Roberts and Kevin Michael Griffin	Same as New Owner	
(NAME)	(NAME)	
6315 Edsel Dr		090-12-3E-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CONNERTH CONSTRUCTION, LLC AND LEAWAY CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WILLIAM ROBERTS, A SINGLE MAN AND KEVIN MICHAEL GRIFFIN, A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 6313 and 6315 Edsel Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231109-0087680, 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 a portion of the same property conveyed to Willie J. Holt and wife, Gladys R. Holt by Warranty Deed from David C. King and wife Teresa J. King of record in Book 5257, page 291, Register's Office for Davidson County, Tennessee, dated February 27. 1978 and recorded on February 28. 1978.

Being a portion of the same property conveyed to Willie J. Holt by Quitclaim Deed from Gladys R. Holt of record in Instrument No. 20041012-0123029, Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 12, 2004.

Being a portion of the same property conveyed to Willie J. Holt by Quitclaim Deed from Berthina Holt of record in Instrument No. 20110225-0015559, Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on February 25, 2011.

Being a portion of the same property conveyed to Connerth Construction, LLC by Warranty Deed from Willie J. Holt of record as Instrument No. 20231025-0083526, Register's Office for Davidson County, Tennessee, dated October 17, 2023 and recorded on October 25, 2023.

Being a portion of the same property conveyed to Connerth Construction, LLC and Leaway Construction, LLC by Quitclaim Deed from Connerth Construction, LLC of record in Instrument No. 20240123-0004168 Register's Office for Davidson County, Tennessee, dated January 19, 2024 and recorded on January 23, 2024.

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

This is improved unimproved x property, known as 6315 Edsel Dr, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

JW2025-1460

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 do 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.

Witness my hand this 17th day of November, 2025

CONNERTH CONSTRUCTION, LLC

BY: _____

MICHAEL CONNERTH, MEMBER

LEAWAY CONSTRUCTION, LLC

BY: _____

MICHAEL B. LEA, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Connerth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Connerth Construction, LLC, and that he as such Member of Connerth Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Connerth Construction, LLC.

Witness my hand and official seal this 17th day of November, 2025

Commission expires:

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael B. Lea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Leaway Construction, LLC, and that he as such Member of Leaway Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Leaway Construction, LLC.

Witness my hand and official seal this 17th day of November, 2025

Commission expires:

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Notary Public

JW2025-1460