Karen Johnson
Batch # 1355904
12/10/2025 08 10 10 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARR
4 pgs

20251210-0098037

WARRANTY DEED

MAIL RECORDED DEED TO:

HAYLEY STRONG HALL, ESQ
HARRISON LLP
3560 LENOX ROAD
SUITE 2700
ATLANTA, GA 30326

OWNER (SEND TAX BILLS TO):

JULIA LYNN ROBERTS, TRUSTEE
1022 LULLWATER ROAD NE
ATLANTA, GA 30307

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JULIA LYNN ROBERTS, a single woman (herein, "Grantor"), whose address is 1022 Lullwater Road NE, Atlanta, GA 30307, hereby sells, transfers and conveys to JULIA LYNN ROBERTS, TRUSTEE, or any successors in trust, under the JULIA LYNN ROBERTS REVOCABLE TRUST dated September 29, 2025, and any amendments thereto (herein, "Grantee"), whose address is 1022 Lullwater Road NE, Atlanta, GA 30307, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO

Property street address: 1506 Edgehill Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 105 01 3C 001.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 17 day of November, 2025.

GRANTOR:

Julia Lynn Roberts

Julia Lynn Roberts

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Julia Lynn Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained

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

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires 1-2-2029

HAYLEY STRONG HALL
NOTARY PUBLIC
EXPIRES
GEORGIA
January 2, 2029
DEKALB COUNTY

OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is $10 00.

Grantee:

Julia Lynn Roberts Revocable Trust dated September 29, 2025

Julia Lynn Roberts, Trustee

Subscribed and sworn to under oath before me, this 17 day of November, 2025 by Julia Lynn Roberts, as Trustee of Julia Lynn Roberts Revocable Trust dated September 29, 2025.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-2-2029

[Affix Notary Seal]

HAYLEY STRONG HALL NOTARY PUBLIC EXPIRES GEORGIA January 2, 2029 DEKALB COUNTY

EXHIBIT A

[Legal Description]

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 A as shown on Exhibit "C" of the Declaration Of Covenants, Conditions and Restrictions for Homes At 1506 Edgehill Avenue Townhomes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20170315-0025190, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 20250610-0045579, on June 10, 2025.

PIN NO: 105 01 3C 001 00

STREET ADDRESS: 1506 Edgehill Avenue, Nashville, TN 37212

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer