WARRANTY DEED

Karen Johnson Davidson County
Batch# 1363941 DEEDWARR
12/31/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,329.15
20251231-0104209

File No. AD-25-11919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert John Hobert and Kaitlyn Dawn Durocher	**New Owner**	
(NAME) 6645 Autumnwood Drive	(NAME)	155-08-0C-024.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, I/we, **David A. Romagna, unmarried and Melanie Allison, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hobert and Kaitlyn Durocher, husband and wife, and Christopher Foster Durocher, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 24 on the Plan of Poplar Creek Estates, Phase 2, of record in Plat Book 6900, Pages 339 through 347, as amended by Amendment and change of Survey Monumentation of record Book 7900, Page 888, 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 Elizabeth Anne Lewis by Warranty Deed from J. Davis Builders, Inc of record in Book 9362, Page 640, Register's Office for Davidson County, Tennessee, dated May 26, 1994 and recorded on June 01, 1994.

The said Elizabeth Anne Lewis died 09/22/2022. See Case No. 23P306, Probate Division of the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to David A. Romagna and Melanie Allison, as tenants in common by Warranty Deed from Courtney Leon, Administrator of the Estate of Elizabeth Ann Lewis of record in Instrument No. 20250320-0020767, Register's Office for Davidson County, Tennessee, dated March 17, 2025 and recorded on March 20, 2025.

This is property more commonly known as 6645 Autumnwood Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this ~~23rd~~ 18th day of December, 2025.

David A. Romagna

Melanie Allison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this ~~23rd~~ 18th day of December, 2025, before me personally appeared David A. Romagna and Melanie Allison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~23rd~~ 18th day of December, 2025.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I Adde Dilworth, 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 **December 18, 2025**.

Date

Affiant Signature **12/29/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **29th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)