Karen Johnson Davidson County
Batch # 1365232 DEEDWARR
01/05/2026 02:13:33 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20260105-0000470

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-7817-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Subscribed and sworn to before me, this the 30th day of December, 2025.

Notary Public
My Commission Expires: 7/6/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandra Dalton Campbell and Robert Roe Campbell, III 6012 Hickory Valley Road Nashville, TN 37205	~~The New Owner~~ Pinnacle Bank 21 Platform Way S. Suite 2300 Nashville, TN 37203	102 16 0 011.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ryan M. Roberts and Cherie S. Roberts, Trustees of The Roberts Marriage Trust dated September 18, 2024** (individually and/or collectively, "Grantor"), transfer and convey unto **Alexandra Dalton Campbell and Robert Roe Campbell, III, wife and husband** (individually and/or collectively, "Grantee"), 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. 98 on the Plan of HILLWOOD ESTATES, SECTION 7, of record in Plat Book 2133, Page 90, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Ryan M. Roberts and Cherie S. Roberts, Trustees under Roberts Marriage Trust dated September 18, 2024, by Quitclaim Deed from Ryan Roberts and spouse, Cherie Roberts, of record in Instrument No. 20240923-0073551, in the Register's Office of Davidson County, Tennessee, dated September 18, 2024 and recorded on September 23, 2024.

Being the same property conveyed to Ryan Roberts and spouse, Cherie Roberts, by Warranty Deed from Patricia L. Swartzbaugh, unmarried, of record in Instrument No. 20151103-0111851, in the Register's Office of Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

This is improved property located at: **6012 Hickory Valley Road, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2025.

GRANTOR:

The Roberts Marriage Trust dated September 18, 2024

By: _____
Ryan M. Roberts, Trustee

By: _____
Cherie S. Roberts, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan M. Roberts and Cherie S. Roberts, Trustees of The Roberts Marriage Trust dated September 18, 2024, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2025.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY