Karen Johnson
Batch # 1366152
01/06/2026 11:22:02 AM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20260106-0000941

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**. Lily Bergeron Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **1/2/2026** Notary Public MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared by ~~and Return To:~~

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-0240

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lily Bergeron	JP Morgan Chase Bank N.A.	**043-02-0A-240.00**
240 Cedarwood Lane Madison, TN 37115	1111 Polaris Parkway Columbus, OH 43240-2050	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fredene T. Roby, Trustee of The Fredene T Roby Revocable Living Trust dated September 8, 2016,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lily Bergeron, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 240, Building W, RESUBDIVISION OF A PORTION, PHASE TWO, CEDARWOOD COURTYARD HOMES, BUILDINGS N THRU Z (INCLUSIVE), as shown on plat of record in Plat Book 5200, Page 590, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Fredene T. Roby, Trustee of The Fredene T Roby Revocable Living Trust dated September 8, 2016 by Quitclaim Deed dated September 8, 2016

2016 from Cheryl Roby, recorded February 7, 2017, in Instrument Number 20170207-0012920, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **240 Cedarwood Lane, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **January, 2026**

The Fredene T Roby Revocable Living Trust dated September 8, 2016

Fredene T. Roby - Trustee
Fredene T. Roby, Trustee

STATE OF **TENNESSEE**
COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Fredene T. Roby, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Fredene T. Roby Revocable Living Trust dated September 8, 2016

Witness my hand and official seal on this the **2nd** day of **January, 2026**.

NOTARY PUBLIC

My Commission Expires: 12-5-26

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026