Karen Johnson Davidson County
Batch# 1379448 DEEDWARR
02/12/2026 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20260212-0011178

Prepared by:
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TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me this 11th day of February, 2026.

Notary Public
My Commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Joe Groat Jr Revocable Trust And lydia A. Groat Revocable Trust	NEW OWNER	135-12-0E-020-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Karen E. Roop, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **David Joe Groat Jr. and Lydia A. Groat, Trustees of the David Joe Groat Jr. and Lydia A. Groat Revocable Trust dated May 1, 2009,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 220, on the Plan of Phase One, Nashboro Village, Tract 21, a Horizontal Property Regime with Private Elements, Nashboro-Point, of record in Book 4660 Page 159, as amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Karen E. Roop, a single woman, by deed from Erin Dias, Trustee of The 2438 Nashboro Blvd Trust of record in Instrument No. 20230629-0049750, Register's Office for Davidson County, Tennessee, and dated June 27, 2023.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Nashboro Village of record in Book 4660 Page 159, as amended in Instrument No. 20031118-0168332 Register's Office for Davidson County, Tennessee.

3. Easement for Sewer of record in Book 8870 Pages 887 and 932, and Instrument No. 20001012-0101575 Register's Office for Davidson County, Tennessee.

4. Easements for Metro Government of record in Book 4868 Page 74, Book 4815 Page 425, Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780 Register's Office for Davidson County, Tennessee.

5. Easement for Cart Path of record in Book 10110 Page 860 Register's Office for Davidson County, Tennessee.

6. Public Right of Way of record in Book 4460 Page 149-151 Register's Office for Davidson County, Tennessee.

7. Conveyance of Common Area of record in Instrument No. 20001010-0100360 Register's Office for Davidson County, Tennessee.

8. Easement for Cable Television of record in Instrument No. 20001012-0101575 Register's Office for Davidson County, Tennessee.

9. Agreements of record in Instrument No. 20020507-0056329 Register's Office for Davidson County, Tennessee.

10. Subject to the Covenant, Condition, or Restriction, recorded in Book 11703, Page 520, amended in Book 11703 Page 563, Instrument No. 20000316-0027171, Instrument No. 20010322-0027768, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814, Instrument No. 20031118-0168332, and Instrument No. 20091105-0102438 in the official records of the Davidson County Register of Deeds.

11. Charter of Nashboro Village Homeowners Association of record in Book 4828 Page 834 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2438 Nashboro Boulevard, Nashville, TN 37217

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9 day of February, 2026.

Karen E. Roop

STATE OF Florida
COUNTY OF Palm Beach

On this 9th day of February, 2026, before me personally appeared Karen E. Roop, 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 9th day of February, 2026.

Carolyn a Monroe
Notary Signature
My commission expires: 2/20/2028

CAROLYN A MONROE
Notary Public - State of Florida
Commission # HH 477601
My Comm. Expires Feb 20, 2028
Bonded through National Notary Assn.

202602120011178

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 9, 2026

Affiant Signature

February 9, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9 day of February, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY