Karen Johnson Davidson County
Batch# 1382656 DEEDWARR
02/18/2026 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260218-0013034

Name and Address of New Owner:
Casey Robelot
156 Rio Vista Drive
Madison, TN 37115.

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4415

Map & Parcel No: 043-12-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **W. A. Investment Ventures LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Casey Robelot,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to-wit:

Being Lots No 28, of Block "B" on the Revised Plan of Myatt & Eagan's Subdivision of Lot No. 8 and West Part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Register's Office for said County.

Said Lot No. 28 is described as follows: Beginning at a point on the Easterly margin of Rio Vista Drive at the Northwest corner of Lot No. 27 on said plan; thence with the Easterly margin of said Rio Vista Drive North 2 degree. East 141.7 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 31.4 feet to a point on the Southerly margin of Dupont Avenue; thence with the Southerly margin of said Dupont Avenue South 88 degree. East 73.6 feet to the Northwest corner of Lot No. 29 on said plan; thence with the line between said Lots Nos. 28 and 29 Southeastwardly 163 feet to the Northeast corner of said Lot No. 27; thence with the line between said Lots Nos. 27 and 28 Westwardly 115.6 feet to the beginning.

Being the same property conveyed to W. A. Investment Ventures LLC, a Tennessee Limited Liability Company, by Warranty Deed from Georgia Travis, married, of record in Instrument No. 20250722-0057472 Register's Office for Davidson County, Tennessee, dated July 18, 2025 and recorded on July 22, 2025.

Being improved property known as **156 Rio Vista Drive, Madison, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2026.

W.A. Investment Ventures LLC, a Tennessee Limited Liability Company

By: _____
Wyatt Chittenden, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of W.A. Investment Ventures LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 16th day of February, 2026.

_____
Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of February, 2026.

_____
Notary Public
My commission expires: _____

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2-16-2026 (date of document).

Jennifer Pennell

2-16-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-16, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal