Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1384045
02/23/2026 10:43:30 AM
Fees: $13.00 Taxes: $3,218.63

Davidson County
DEEDWARR
2 pgs

20260223-0014107

File #26-TL-0950-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Owen and Samantha Cobb		
(NAME) **950 Draughon Ave**	(NAME) New Owner	**118 09 0 221.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

EMILY KETCHAM ROBERTS, AN UNMARRIED PERSON, AND CHRISTOPHER B. ROBERTS, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES OWEN, A SINGLE MAN, AND SAMANTHA COBB, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 17 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17, which is a corner lot, fronts 159.4 feet on the Southerly margin of Draughon Avenue and fronts 136.0 feet on the westerly margin of General W. B. Bates Drive, said frontages being joined by a curve having a length of 47.5 feet, and extends back 88.2 feet on the Southerly line and 150.0 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Emily Ketcham Roberts and Christopher B. Roberts, wife and husband, by Warranty Deed from Erik C. Codrington and Tracey A. Codrington, husband and wife, of record in Instrument No. 20200504-0046506, in the Register's Office of Davidson County, Tennessee, dated April 30, 2020 and recorded on May 04, 2020.

Emily Ketcham Roberts and Christoher B. Roberts have since divorced.

This was never the marital residence of Emily Ketcham Roberts and Christohpher B. Roberts and Christopher B. Roberts has never lived on the property while unmarried or married to his current spouse.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Woodmont Boulevard Section of Marengo Park, as recorded in Plat Book 1130, Page(s) 2.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 1113, Page 296.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 950 Draughon Ave, Nashville, TN 37204.

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this the 19 day of February, 2026.

Emily Ketcham Roberts

Christopher B. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of February, 2026, before me personally appeared Emily Ketcham Roberts, 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 19 day of February, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of February, 2026, before me personally appeared Christopher B. Roberts, 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 19 day of February, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028