WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of April, 2026 .

Notary Public

My Commission Expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 1404539 DEEDWARR
04/10/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260410-0029448

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Marshall William Trauernicht	New Owner	162-06-0-077
258 Delvin Drive		
Antioch, TN 37013		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Deborah Ann Roberts and Stephen N. Luter, beneficiaries of the Last Will and Testament of Judy Dowlen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marshall William Trauernicht, hereinafter called the Grantees, 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 Lot No. 8 on the Plan of Fair Oaks Subdivision, Section 1, as of record in Book 4175, pages 42 and 43, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Leonard M. Dowlen and wife, Judy E. Dowlen by deed from David E. Toothman and wife, Marlane D. Toothman, dated 11/18/1971 and filed for record in Record Book 4554, Page 996, Register's Office for Davidson County, Tennessee.

Leonard M. Dowlen died intestate on 7/19/1996, leaving Judy E. Dowlen as the surviving tenant. Judy E. Dowlen died testate on 2/3/25. Pursuant to the Last Will and Testament of Judy Dowlen probated under Case No. 25P728, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) subject property was devised to Deborah Ann Roberts and James Stephen Luter. The said James Stephen Luter predeceased Judy E. Dowlen on 6/20/08, leaving his interest in the subject property to his sole heir at law, Stephen N. Luter.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 4175, Pages 42 and 43, said Register's Office.

Subject to Restrictive Covenants of record in Book 4289, Page 198, as amended in Book 4475, Page 863, said Register's Office.

This is unimproved X improved property, known as 258 Delvin Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 10th day of April, 2026.

Deborah Ann Roberts

Deborah Ann Roberts

Stephen N. Luter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2026, before me personally appeared Deborah Ann Roberts and Stephen N. Luter, 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 10th day of March, 2026.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 4/10/26.

Affiant Signature

Date: 4/10/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.