WARRANTY DEED

Karen Johnson
Batch # 1408222
04/20/2026 09:17:50 AM
Fees: $13.00 Taxes: $481.00

Davidson County
DEEDWARR
2 pgs

20260420-0031962

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
The Robin DeWayne Waller Revocable Trust, dated Septemeber 19, 2023	Same As New Owner	29-103
(NAME)	(NAME)	
5702 Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260396

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tina Virginia Marie Matthews** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **The Robin DeWayne Waller Revocable Trust, dated Septemeber 19, 2023**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a 5/8" rebar set in the northeasterly right of way of Clarksville Pike/SR 112 at its corner with the margin of St. Lawrence Drive; thence with the right of way of Clarksville Pike along a curve having a radius of 1945.00 feet, a chord of 267.67 feet, a chord bearing of N 19°29'46"W and a length of 267.89 feet, to a 5/8" rebar set in said right of way, a common corner with property being simultaneously conveyed by grantor to Heather Nicole Bracey; thence with Bracey N 53°45'37"E 194.83 feet to a 5/8" rebar set; thence leaving Bracey N 53°09'59"E 74.08 feet to a chain post; thence N 24°43'30"W 182.47 feet to a 5/8" rebar set; thence S 12°01'41"W 86.98 feet to a 5/8" rebar set; thence S 16°19'52"E 90.05 feet to a 5/8" rebar set in the margin of St. Lawrence Drive; thence with said margin S 70°28'30"W 223.46 feet to the point of beginning, **containing 1.75 acres, more or less**, according to survey by Ronald G. Taylor RLS #2123, dated 08/15/2023.

BEING the same property conveyed to Tina Virginia Marie Matthews by Quitclaim Deed from Margaret Bracey Larkin, dated 11/16/2023 and filed of record in Inst. No. 20231116-0089522, Register's Office for Davidson County, Tennessee.

This is UNimproved property, known as 5702 Clarksville Pike, Joelton, TN 37080

(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of April, 2026

Tina Virginia Marie Matthews

STATE OF Tennessee)
County OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tina Virginia Marie Matthews, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of April, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON