Karen Johnson Davidson County
Batch # 1421990 DEEDWARR
05/19/2026 10:57:51 AM 4 pgs
Fees: $23.00 Taxes: $1,381.95
20260519-0044777

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abigail Lynn Wilson and Alexander Thomas Sears	New Owner	075-13-0-211.00
(NAME)	(NAME)	
303 Bonnacroft Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged,I **Eleanor Roberts Nottingham F/K/A Eleanor K. Roberts, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Abigail Lynn Wilson and Alexander Thomas Sears, as joint tenants with right of survivorship,** 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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

Being Lot No. 159 Hermitage Hills, Section 1, as shown by plat of record in Plat Book 2900, Page(s) 48 and 49, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eleanor K. Roberts, unmarried by Warranty Deed from Concepcion Gael Perez Ramirez and Dayani Penate, husband and wife of record in Instrument No. 20200710-0075762 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 10, 2020.

Being the same property conveyed to Eleanor K. Roberts, unmarried by Quitclaim Deed from Brandy Lynn Vasquez of record in Instrument No. 20211020-0140492 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 20, 2021.The above described property has never been the principal marital residence of the grantor and his/her spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 303 Bonnacroft Drive, Hermitage, TN 37076
(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 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.

Effective the 15 day of May, 2026.

Eleanor Roberts Nottingham

05/15/2026

STATE OF TENNESSEE New Jersey

COUNTY OF Hudson

On this 15 day of May, 20 26, before me personally appeared Eleanor Roberts Nottingham, 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 (or person's) free act and deed.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 10/29/2029

JOEL E SCOTT
Commission # 50227115
Notary Public State of New Jersey
My Commission Expires:
October 23, 2029

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, J. Anderson, 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 May 15, 2026.

Date

J Anderson

Affiant Signature

5/15/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

