Karen Johnson Davidson County
Batch# 1423481 DEEDWARR
05/21/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20260521-0046183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $885,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2026

Notary Public

My Commission Expires: 11/5/29

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Scott Buysse and Janelle Buysse	NEW OWNER	143-02-0A-039-00
517 Harpeth Trace Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Robert D. Robertson and Judith L. Robertson, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Buysse and Janelle Buysse, husband and wife

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. 39 on the Plan of Harpeth Trace Estates, Phase Three, of record in Plat Book 5200, Pages 751, 752 and 753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Robert D. Robertson and Judith L. Robertson, husband and wife, by Warranty Deed from Patricia R. Rogers, unmarried, dated 7/3/2000 and recorded 7/11/2000 in Instrument No. 20000711-0068741, and as rerecorded on 9/22/2000 in Instrument No. 20000922-0094183, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to HOA Charter of record in Book 5120, Page 199; amended HOA Charter of record in Book 6556, Page 693; Declaration of Covenants, Conditions, and Restrictions for the Services Association of record in Book 5120, Page 918, as corrected in Book 5182, Page 767, and as amended in Book 5178, Page 138 and Book 5182, Page 769; Declaration of Covenants, Conditions, and Restrictions of record in Book 5380, Page 357, as supplemented in Book 6274, Page 148, and as amended in Instrument No. 20200109-0003184; Fines and Enforcement of Governing Documents of record in Instrument No. 20200804-0085695; Street Parking Rules of record in Instrument No. 20220804- 0088772; Sanitary Sewer Easement of record in Book 6380, Page 201; Overhead Line Easement of record in Book 6407, Page 892; and all existing easements and all matters shown on plat of record in Book 5200, Pages 751 through 753, Register's Office for Davidson County, Tennessee

This is improved property known as 517 Harpeth Trace Drive, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 20th day of May, 2026

Robert D. Robertson

Judith L. Robertson

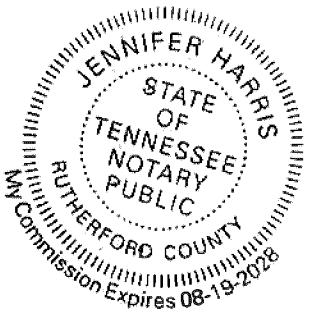
Judith L. Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2026, before me personally appeared Robert D. Robertson and Judith L. Robertson, 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 20th day of May, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Paul Soper, 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 20, 2026 (date of document).

Affiant Signature

May 21, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2026.

Melissa D. Harris
Notary's Signature

MY COMMISSION EXPIRES: 09/07/2026

NOTARY'S SEAL

