#18136

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/10/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 10/21/2028

Karen Johnson Davidson County
Batch # 1448093 DEEDWARR
07/16/2026 02:40:50 PM 5 pgs
Fees: $28.00 Taxes: $999.00
20260716-0064650

KAITLYN KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 8975-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sakvan Ahmed Bamerni and Ibrahim Bamerni	SWBC Mortgage	162-04-0-032.00
1300 Brentwood Highland Dr	9311 San Pedro #100	
Nashville TN 37211	San Antonio TX 78216	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jessica Nicole Roberson, Executrix of The Estate of Marty L. Roberson, Jessica Nicole Roberson, invidually and Christopher Leon Roberson

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

Sakvan Ahmed Bamerni, married, and Ibrahim Bamerni, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 131, on the Plan of Antioch Park, Section 4, of record in Plat Book 4300, Page 119, Register's Office for said County.

Being the same property conveyed to Erma J. Roberson, unmarried and, Danny Dill, unmarried, as Joint Tenants with Right of Survivorship by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2006-MI under the Pooling and Servicing Agreement dated as of June 1, 2006, by Citi Residential Lending Inc., Attorney-in-Fact of record in Instrument No. 20080912-0093628 Register's Office for Davidson County, Tennessee, dated May 28, 2008 and recorded on September 12, 2008.

The said Danny Dill having died on or about October 23, 2008, vesting Erma J. Roberson as surviving tenant by the entirety.

Being the same property conveyed to Marty L. Roberson by Quitclaim Deed from Erma J. Roberson, unmarried, reserving a life estate of record in Instrument No. 20201203-0140387 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 3, 2020.

Being the same property conveyed to Marty L. Roberson by Quitclaim Deed from Erma J. Roberson, unmarried, all of the remainder interest (including a previous life estate) of record in Instrument No. 20220118-0006817 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 18, 2022.

Marty L. Roberson, having died testate on February 21, 2026, his interest in said property being devised to Jessica Nicole Roberson and Christopher Leon Roberson by Last Will and Testament as shown in Case No. 26P695, Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 373 Bart 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 that we are 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 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 on July 10, 2026.

The Estate of Marty L. Roberson

By:_____
Jessica Nicole Roberson, Executrix

_____
Jessica Nicole Roberson

_____
Christopher Leon Roberson

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Nicole Roberson, Executrix of the Estate of Marty L. Roberson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal, this July 10, 2026.

_____
Notary Public

My Commission Expires:_____

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Jessica Nicole Roberson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 10, 2026.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher Leon Roberson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 10, 2026.

Notary Public

My Commission Expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 373 Bart 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 that we are 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 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 on July 14, 2026.

The Estate of Marty L. Roberson

By: Jessica Nicole Roberson
Jessica Nicole Roberson, Executrix

Jessica Nicole Roberson
Jessica Nicole Roberson

Christopher Leon Roberson

STATE OF Virginia
COUNTY OF Dinwiddie

Yaminah Lynette Knight
REGISTRATION NUMBER
7815930
COMMISSION EXPIRES
March 31, 2027

Personally appeared before me, by audio-visual communication, the undersigned, an online Notary Public in and for said county and state, Jessica Nicole Roberson, Executrix of the Estate of Marty L. Roberson, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal, this July 14, 2026.

Yaminah Lynette Knight 7815930
Notary Public Electronic Notary Public

My Commission Expires: 03/31/2027

Notarized remotely online using communication technology via Proof.

STATE OF Virginia

COUNTY OF Dinwiddie

Personally appeared before me, by audio-visual communication, an online Notary Public of said County and State, Jessica Nicole Roberson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 14, 2026.

Yaminah Lynette Knight 7815930
Electronic Notary Public
Notary Public

My Commission Expires: 03/31/2027

Yaminah Lynette Knight
REGISTRATION NUMBER
7815930
COMMISSION EXPIRES
March 31, 2027

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 14, 2026

J. Carlton Drumwright

7-14-26
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2026

Notary Public

My Commission Expires: 11-21-26

