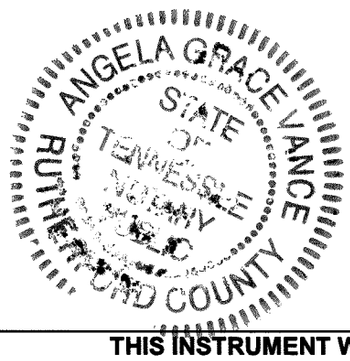
Karen Johnson Davidson County
Batch# 1452893 DEEDWARR
07/31/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20260731-0070602

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $373,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23 day of July, 2026.<br><br>Notary Public<br>My commission expires:<br>12-2-28 |

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Doug Brooks**<br>**Craig Roberts** | **New Owner** | **07208014400** |
| **336 Haddon Court** | | |
| **Franklin, TN 37067** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Erin Dias, Trustee of the The 2215 Stratford Avenue Trust**

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

**Doug Brooks and Craig Roberts**

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. 93, Dalewood, Section I, of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of the The 2215 Stratford Avenue Trust by Warranty Deed from William C Ernst, dated 7/23/2026, of record in Instrument No. 20260729-0069487, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C Ernst, by Quitclaim Deed from Frank H Ernst and wife, Verna M Ernst, dated August 2, 2005, of record in Instrument No. 20050819-0099165, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Frank H Ernst and wife, Verna M Ernst, and William Clayton Ernst, unmarried, by Warranty Deed from John Richard Knight, a single man, dated June 15, 2001, of record in Instrument No. 20010618-0064481, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2215 Stratford Ave, Nashville, TN 37216.

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 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.

_____ Date: 7/23/24
Erin Dias, Trustee of the The 2215 Stratford Avenue Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE of The 2215 Stratford Avenue Trust and that she is authorized by The 2215 Stratford Avenue Trust to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of July 2024.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC
My Commission Expires: 10/4/27

# Certificate of Authenticity

I, Megan Millsap, 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 7.23.26.

Date

Affiant Signature

7.23.26

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 24 day of July, 2026.

Notary's Signature
My Commission Expires: 12.2.28

Notary's Seal (if on paper)

