THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554550**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,254,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1455544 DEEDWARR
08/04/2026 10:44:18 AM 2 pgs
Fees: $13.00 Taxes: $8,339.80
20260804-0071604

CARLIE VAN HUTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Michael Justin Knight and Ashley Knight 6409 Worchester Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 157 00 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley A. Roberts and spouse, Kelly L. Roberts** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Justin Knight and Ashley Knight, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of DEVONSHIRE MANOR, SECTION ONE, of record in Plat Book 5200, Pages 122 and 123, Register's Office for said County.

Being the same property conveyed to Wesley A. Roberts and spouse, Kelly L. Roberts, by Warranty Deed from H. Edward Jackson III and spouse, Elizabeth S. Jackson and SunTrust Bank Nashville, N.A. Trustee under Agreement dated Dec. 29, 1934 by Horace G. Hill for the benefit of Frances Hill Caldwell, of record in Instrument No. 20100312-0019028, in the Register's Office of Davidson County, Tennessee, dated March 09, 2010, and recorded on March 12, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE DEVONSHIRE MANOR, as recorded in Plat Book 5200, Page(s) 122-123. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5381, Page 394.

Charter for Devonshire Manor Homeowners Association, Inc., recorded as Book 7584, Page 337.

This is improved property located at 6409 Worchester Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2026.

Kelly L. Roberts

Wesley A. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly L. Roberts and Wesley A. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2026.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028