Karen Johnson Davidson County
Batch# 1455961 DEEDWARR
08/05/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260805-0072188

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654921

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2026.

Notary Public
My Commission Expires: 9/7/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Mason 404 Mercomatic Drive #102 Nashville TN 37209	New Owner	Tax Parcel ID No. 102 04 0A 102.00

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, **Courtney Lynn Sipperley n/k/a Courtney Roberts, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Mason**, ("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 Unit 102, Hillwood Place Townhomes, as established by Master Deed of record in Instrument No. 20040130-0011736, in the Registers Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Courtney Lynn Sipperley, an unmarried woman, by Warranty Deed from Christopher Neville Woods, married, of record in Instrument No. 20180829-0085559, in the Register's Office of Davidson County, Tennessee, dated August 27, 2018 and recorded on August 29, 2018.

Drew Roberts joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLWOOD PLACE TOWNHOMES CONDOMINIUM of record in Instrument No. 20040130-0011736; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20051020-0126405.

Easement granted to Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances by instrument recorded in Instrument No. 20051117-0139053.

Easement recorded in Book 787, Page 10.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051005-0120095.

Stormwater Maintenance Agreement as set forth in instrument recorded in Instrument No. 20051020-0126401.

This is improved property located at 404 Mercomatic Drive #102 Nashville TN 37209

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 4th day of August, 2026.

Courtney Roberts

Drew Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney 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 4th day of August, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Certificate of Authenticity

I, Holly Mason, 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 8/4/26.

Affiant Signature

8/4/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 4 day of August, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2029