Karen Johnson Davidson County
Batch# 1477123 DEEDWARR
09/24/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20260924-0088595

Name and Address of New Owner:
Miya Rene' Robertson
2415 Sayerville Avenue
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 044090B13900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, to Stephen Blake Stewart and wife, Maria Camila Stewart FKA Maria Camilla Buitrago Cano, as to an undivided 90% interest (the "Entirety Interest"), and Bettye Stewart, married woman, as to an undivided 10% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Miya Rene' Robertson, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 139, Phase 2, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, and Instrument No. 20210825-0115036 and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment of record in Instrument No. 20210224-0022939, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Stephen Blake Stewart and wife, Maria Camilla Buitrago Cano, as to an undivided 90% interest (the "Entirety Interest"), and Bettye Stewart, married woman, as to an undivided 10% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joints tenants with right of survivorship, from Craighead Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated May 27, 2022, recorded in Instrument No. 20220531-0062300, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301 or other similar statute for Bettye Stewart.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2415 Sayerville Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of September, 2026.

_____ (SEAL)
Stephen Blake Stewart

_____ (SEAL)
Maria Camilla Stewart

Bettye Stewart (SEAL)
Bettye Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned Notary Public, **Stephen Blake Stewart, Maria Camilla Stewart and Bettye Stewart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.
Witness my hand and official seal this 18 day of September, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF Washington DC
COUNTY OF _____

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

_____
Notary Public
My commission expires: 01/01/2027

MARIA ESTEFFANY RAMOS JIMENEZ NOTARY PUBLIC My Comm. Exp. Jun 1, 2027 DISTRICT OF COLUMBIA

Certificate of Authenticity

I, Laurielle Campbell, 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 September 21, 2026

Affiant Signature

9/21/2026
Date

State of Washington DC

County of

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

Notary's Signature

My Commission Expires: 01/01/2027
Date

Notary Seal

MARIA ESTEFFANY RAMOS JIMENEZ
NOTARY PUBLIC
My Comm. Exp. Jan 1, 2027
DISTRICT OF COLUMBIA

202609240088595