Karen Johnson Davidson County
Batch# 1480292 DEEDWARR
10/02/2026 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20261002-0090981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-3-2028

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochelle Venise Robinson,	New Owner (NAME)	
1812 Isabelle Court (ADDRESS)	(ADDRESS)	163-16-0C-131.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dorothy Barrett Brown, Executrix of the Estate of Joan Reeves, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rochelle Venise Robinson,, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 131, as shown on the map entitled Plan of Matlock, Phase 1, of record in Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 & 20070705-0080103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan Reeves and Judith P. Harrison, as Joint tenants with right of survivorship by Warranty Deed from Chloe L. Cerutti Married, and Aaron T Cerutti Her Husband of record in Instrument No. 20130502-0044108 Register's Office for Davidson County, Tennessee, dated April 24, 2013 and recorded on May 02, 2013.

The Said Judith P Harrison, died on January 16, 2024. Affidavit of Survivorship is recorded in Instrument No. 20250914-0076314.

The said Joan Reeves died on on March 1, 2026. Her Last Will and Testament was admitted to Davidson County Probate Case No. 26P-488 and Dorothy Barrett Brown was appointed at Executrix.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1812 Isabelle Court, Antioch, TN 37013
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 is 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/our hand(s) this 30th day of September, 2026.

WARRANTY DEED
(Continued)

Estate of Joan Reeves, Deceased

BY: _____
Dorothy Barrett Brown, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dorothy Barrett Brown, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, Dorothy Barrett Brown further acknowledges that he or she is the Executrix of the Estate of Joan Reeves, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 30th day of September, 2026.

_____
Notary Public

My Commission Expires: 5/12/2030

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Holly A. 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 the _____ day of 9/30/26, 2026.

Affiant Signature

9/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030