Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of October, 2026.

(Affix Seal) Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

2026-08-4541

Karen Johnson
Batch # 1480551
10/05/2026 10:09:19 AM
Fees: $13.00 Taxes: $2,849.00

Davidson County
DEEDWARR
2 pgs

20261005-0091363

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax
Courtney Lynn Roberts and Drew Geyer Roberts 821 Banbury Way Brentwood, TN 37027	OWNER	Map/Parcel 172-09-0A-148.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Russell A. Knapp and Linda L. Knapp, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Courtney Lynn Roberts and Drew Geyer Roberts, wife and husband**, hereinafter called the GRANTEES, their 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 No. 146 on the Plan of Final Plat of Section Four, Banbury' Crossing, a Planned Unit Development, of record in Plat at Instrument No. 20000114-0004987, through 20000114-0004989, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell A. Knapp and Linda L. Knapp, husband and wife by Warranty Deed from Robert C. Learned and Emily Learned, husband and wife of record in Instrument No. 20191023-0108799 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 23, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 821 Banbury Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 28th September day ~~October~~, 2026.

Russell A. Knapp RAK

Linda L. Knapp LLK

STATE OF Wisconsin
COUNTY OF Dane

On this 28th day of September, 2026, before me personally appeared Russell A. Knapp and Linda L. Knapp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of September, 2026.

Ginger R Quamme
Notary Signature
My commission expires: April 9, 2027

Ginger R. Quamme
NOTARY PUBLIC STATE OF WISCONSIN