Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1485172 DEEDWARR
10/16/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20261016-0094931

File No. KS-26-4178

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward Smith and Sue Smith	New Owner	
(NAME)	(NAME)	
1806 Long Avenue	Property	094-02-0-107.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rachelle M. Deroberts, Trustee of The Rochelle M. Deroberts Trust dated November 30, 2019**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Smith and Sue Smith, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 42-1/2 feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 234 fronts 42-1/2 feet on the southerly side of Long Avenue, and runs back between parallel lines 150 feet to an alley, measuring 41-1/2 feet thereon.

Being the same property conveyed to Rochelle Deroberts, married by Warranty Deed from Darren J. Johnson and Amanda Rendall, husband and wife of record in Instrument No. 20211001-0132365 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on October 01, 2021.

Being the same property conveyed to Rochelle M. Deroberts, Trustee of the Rochelle M. Deroberts Trust, as amended Trust is revocable Trust by Warranty Deed from Rochelle Deroberts, a widow not remarried of record in Instrument No. 20250807-0062723 Register's Office for Davidson County, Tennessee, dated July 22, 2025 and recorded on August 07, 2025.

This is property more commonly known as 1806 Long Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 14th day of October, 2026.

The Rochelle M. Deroberts Trust dated November 30, 2019

By: Rochelle M. DeRoberts
~~Rachelle~~ M. Deroberts, Trustee
Rochelle

STATE OF OHIO
COUNTY OF FRANKLIN

ROCHELLE

On this 14th day of October, 2026, before me personally appeared ~~Rachelle~~ M. Deroberts, Trustee of The Rochelle M. Deroberts Trust dated November 30, 2019, 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 14th day of October, 2026.

Roger Rill
Notary Signature
My commission expires: 3-14-28

NOTARIAL SEAL
STATE OF OHIO

ROGER RILL
Notary Public, State of Ohio
My Commission Expires
March 14, 2028

Certificate of Authenticity

I, Mackenzie Baltz, 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 October 14, 2026.

Date

Affiant Signature

October 15, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 20 26.

Notary's Signature

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/13/29
Date

Notary's Seal (if on paper)