Karen Johnson Davidson County
Batch# 355493 DEEDWARR
02/10/2020 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20200210-0014697

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03.06.2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $785,000.00. Affiant Subscribed and sworn to before me, this the 24th day of January, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Robinson Kristy Renee Robinson	New Owner	118-012-H-001.00-CO
928 Montrose Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD GELFAND, TRUSTEE OF THE MONTROSE TRUST DATED SEPTEMBER 14, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ROBINSON AND KRISTY RENEE ROBINSON,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A on the Plan of Homes at 928 Montrose Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 928 Montrose Avenue, of record in Instrument No. 20190221-0015974, 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 Lucille Martin, Geraldine Martin and Henrietta Martin by Warranty deed from Darryl L. Overton, unmarried of record in Book 7185, page 474, Register's Office for Davidson County, Tennessee, dated March 26, 1987 and recorded on March 30, 1987.

Being the same property conveyed to Henrietta Martin by Quitclaim deed from Lucille Martin, Geraldine Martin and Henrietta Martin of record in Instrument No. 20030109-0004183 Register's Office for Davidson County, Tennessee, dated December 20, 2002 and recorded on January 09, 2003.

Being a portion of the same property conveyed to Geraldine Martin and Henrietta Martin by Quitclaim deed from Henrietta Martin of record in Instrument No. 20180430-0040162 Register's Office for Davidson County, Tennessee, dated April 29, 2018 and recorded on April 30, 2018.

Being a portion of the same property conveyed to Todd Gelfand, Trustee of The Montrose Trust, dated September 14, 2018 by Warranty deed from Henrietta Martin, an unmarried woman, and Geraldine Martin, an unmarried woman of record in Instrument No. 20181022-0104648 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 22, 2018.

Being also known as 928 Montrose Avenue A Nashville, Tennessee 37204.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 928 Montrose Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of January, 2020.

The Montrose Trust dated September 14, 2018

By: _____
Todd Gelfand, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Todd Gelfand, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Montrose Trust dated September 14, 2018, a Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2020.

_____
Notary Public

My Commission Expires: _____ See attached California Notarial Certificate.

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 .....
2 .....
3 .....
4 .....
5 .....

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

SHARON SINDILARU
Notary Public - California
Los Angeles County
Commission # 2288550
My Comm. Expires May 18, 2023

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me
on this 31st day of January, 2020,
by *Date* *Month* *Year*
(1) Todd Gelfand
(and (2) _____),
Name(s) of Signer(s)
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022