Warranty Deed

35338

Karen Johnson Davidson County Batch# 371077 DEEDWARR 03/11/2020 11:59:30 AM 3 pgs Fees: $18.00 Taxes: $1,295.00 20200311-0027365	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 9th day of March, 2020. Notary Public My commission expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

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 Number
Emily Anne Robbins Gladys Anne Robbins	Capstar Bank	118-05-0A-049.00-CO
940 Gale Lane #134	2002 Richard Jones Rd	
Nashville, TN 37204	Ste. A300 Nashville, TN 37215	

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, **CHRISTINE QUILLIN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY ANNE ROBBINS, UNMARRIED AND GLADYS ANNE ROBBINS, UNMARRIED**, 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 a Lot designated as Building 10-B, Unit 134, and further identified as Parcel Number 49, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christine Quillin, an unmarried woman by Warranty deed from Cindy M. Alberhasky, Trustee of the Cindy M. Alberhasky Revocable Trust Dated July 12. 2012 of record in Instrument No. 20160510-0046566 Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 10, 2016.

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 940 Gale Lane #134, 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 9th day of March, 2020.

Christine Quillin

Christine Quillin

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 Christine Quillin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of March, 2020.

Notary Public

My Commission Expires: 5-2-22

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

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

