WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/2024
(AFFIX SEAL)

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 372333 DEEDWARR
03/13/2020 02:36:48 PM 3 pgs
Fees: $18.00 Taxes: $1,565.10

20200313-0028326

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dorene Robey and Kevin Robey and Wendy S. Suarez	Dorene Robey and Kevin Robey and Wendy S. Suarez	155-03-0B-050.00 CO
(NAME) 7108 River Park Court	(NAME) 7108 River Park Court	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Three Thousand And No/100 Dollars ($423,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LAURA ATKINSON AND JOHN ATKINSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDY S. SUAREZ, A SINGLE WOMAN AND DORENE ROBEY AND KEVIN ROBEY, WIFE AND HUSBAND, AS JOINT TENANCY WITH FULL RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1, on the Plan of Addition to River Park Estates, of record in Plat Book 6900, page 240, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Laura Atkinson and John Atkinson, wife and husband (erroneously referred to as Laura Atkison and John Atkison, wife and husband), by Warranty Deed, from Christine Elizabeth Ginsberg and Coby Ginsberg, wife and husband, dated March 24, 2017, recorded March 28, 2017, of record in Instrument No. 20170328-0030059, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct the names of the grantees of record in Instrument No. 20200304-0024230, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7108 River Park Court, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 4 day of March, 2020.

Laura Atkinson

John Atkinson

STATE OF TENNESSEE
COUNTY OF Shelby

On this 4th day of March, 2020, before me personally appeared John Atkinson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Shelby County, Tennessee this 4th day of March, 2020.

Commission Expires: July 20, 2021

Notary Public

MELANIE LEHAN KOO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES JULY 20, 2021

Laura Atkinson

STATE OF INDIANA
COUNTY OF Hamilton

On this 5th day of March, 2020, before me personally appeared Laura Atkinson to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Hamilton County, Indiana this 5th day of March, 2020.

Commission Expires: 12/08/2024

Notary Public

