This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020020022

Karen Johnson Davidson County
Batch# 376578 DEEDWARR
03/24/2020 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20200324-0031986

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, is $185,000.00

Sworn to and subscribed before me this 23rd day of March, 2020.

Affiant

Notary Public Exp 4/1.23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:
Diana Blackwell Robinson
137 Cumberland Trace
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
073-160A-137.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Freda M. Fowlkes, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Diana Robinson, a single woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528 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 Freda M. Fowlkes by Warranty deed from Ralph M. Fleming, Executor of the Estate of Mary Frances Matsler of record in Instrument No. 20031208-0175748 Register's Office for Davidson County, Tennessee, dated December 05, 2003 and recorded on December 08, 2003.

This is improved property known as **137 Cumberland Trace, Nashville, TN 37214.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 23rd day of March, 2020.

Freda M. Fowlkes by Mark Fowlkes Attorney-In-Fact

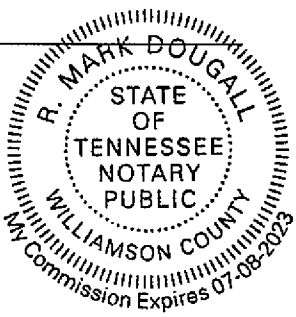
Freda M. Fowlkes
by Mark Fowlkes, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of March, 2020, before me personally appeared Mark Fowlkes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Freda M. Fowlkes, and acknowledged that he executed the same by signing Freda M. Fowlkes by Mark Fowlkes, attorney in fact, as the free act and deed of Freda M. Fowlkes.

Witness my hand, at office, on this 23rd day of March, 2020.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County