Karen Johnson Davidson County
Batch# 431233 DEEDWARR
07/06/2020 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20200706-0072466

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35525-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2020. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Worrick G.Robinson, IV Leslie B. Robinson 5939 Old Harding Pike Nashville, TN 37205	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue South, Ste 100 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 12904008400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Simi and wife, Robin Simi**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Worrick G.Robinson, IV and Leslie B. Robinson, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5939 Old Harding Pike, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29 day of June, 2020.

Michael Simi

Robin Simi

STATE OF CALIFORNIA
COUNTY OF _____

Please see attached Doc

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Simi and Robin Simi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of June, 2020.

Notary Public

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Sonoma)

On 6/29/2020 before me, Lauren Dolann Whitehead Notary
Date *Here Insert Name and Title of the Officer*

personally appeared Robin Sonyet Simi aka Robin Simi
Name(s) of Signer(s)
Michael Lewis Simi aka Michael Simi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LAUREN DOLANN WHITEHEAD
Notary Public – California
Sonoma County
Commission # 2225636
My Comm. Expires Dec 17, 2021

Signature Lauren Dolann Whitehead
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Warranty Deed
Document Date: 6/29/2020 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☑ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of A Resubdivision of Lots 20 thru 24 Highlands of Belle Meade Resubdivision of Lot A-Two (unrecorded), of record in Book 5210, page 396, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Included in the said Lot 2 description but expressly excluded from this conveyance is any portion of said Lot No. 2 that was conveyed to The State of Tennessee by Warranty Deed of record in Book 10769, page 640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Simi and wife, Robin Simi by deed dated March 27, 2007 from Independence Trust Company, C-Trustee and Ronald L. Voss, III, Successor Co-Trustee of the Ronald Lafayette Voss Vested Trust of record in Instrument No. 20070329-0037483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 12904008400.
2. All matters appearing on the Plan of record as Book 5210, page 396, Register's Office for Davidson County, Tennessee.
3. Easement granted to the State of Tennessee of record in Book 10769, page 640, Register's Office for Davidson County, Tennessee.

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.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

