Karen Johnson Davidson County
Batch# 508509 DEEDWARR
11/03/2020 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20201103-0128782

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2020.

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Notary Public

My Commission Expires: 9/7/2021

Address New Owner As Follows:
Thomas D. Robinson
3926 Cross Creek Road
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
11714008000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE FORD AND ANDREW B. FORD AND WIFE, TABITHA AUSTIN FORD,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS D. ROBINSON**, hereinafter called the Grantee,

his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sugar Tree Subdivision, of record in Boo 1424, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne Ford, married, and Andrew B. Ford and wife, Tabitha Austin Ford by deed dated June 30, 2015, from Mona Lisa Dunn, an unmarried woman, of record in Instrument No. 20150701-0063631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee.

2. Protective Covenants of record in Book 1715, page 101, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3914, page 589 and at Instrument No. 20040603-0065543, Register's Office for Davidson County, Tennessee.

This is not the residence of Suzanne Ford.

This is improved property known as: 3926 Cross Creek Road, Nashville, TN 37215

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of November, 2020.

Suzanne Ford

Andrew B. Ford

Tabitha Austin Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUZANNE FORD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 2020.

Notary Public

My Commission Expires: 5-9-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW B. FORD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 2020.

Notary Public

My Commission Expires: 5-9-2024

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

823152.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TABITHA AUSTIN FORD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 2020.

Notary Public

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-9-2024

True Copy Certification

I, Catherine H. Gwyn 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 DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sharon J Muller
Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal

SHARON F. MULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

823152.1/200736