# WARRANTY DEED

Karen Johnson Davidson County
Batch# 523230 DEEDWARR
12/02/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20201202-0139740

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES: 7.5.2023
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Roshawna Whittington-Lyons | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 433 Jessie Dr | (NAME) owner at address | 13312030600 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) 433 Jessie Dr, Nash, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jeffrey Robinson, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Roshawna Whittington-Lyons**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**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. 35 on the Plan of Section Two, Addition to Greenwood Hills, of record in Book 5200, page 62, Register's Office for said County.**

**Said Lot No. 35, which is a corner lot, fronts 80.0 feet on the northerly margin of Jessie Drive and fronts 90.60 feet on the easterly margin of Brevard Court, said frontages being joined by a curve having a length of 39.81 feet, and extends back 109.40 feet on the northerly line and 125.50 feet on the easterly line to a point of intersection.**

**Being the same property conveyed to Jeffrey Robinson by Warranty deed from T, Gerald Holly and wife, Paulette B. Holly of record in Book 10816, page 127, Register's Office for Davidson County, Tennessee, dated February 27, 1998 and recorded on March 02, 1998.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 200 Brevard Court Nashville, TN 37211
(unimproved _)
(House Number) (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.

Witness my hand this 23rd day of November, 2020.

**Jeffrey Robinson**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeffrey Robinson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that heexecuted the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of November, 2020.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022