Karen Johnson Davidson County
Batch# 528319 DEEDWARR
12/09/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20201209-0143900

WARRANTY DEED



O-JH-20-610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2020.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09-02-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Michael Harris, II and Caitlin Celeste Stubner	Movement Mortgage LLC	
(NAME) **610 Ronnie Road**	(NAME) 8024 Calvin Hall Road	**042-07-0-094.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE S. ROBINSON, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF JOSEPHINE A. ROBINSON DATED DECEMBER 11, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES MICHAEL HARRIS, II AND CAITLIN CELESTE STUBNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being in the 11th Civil District of Davidson County, Tennessee and described according to a survey made by H. Gee, on March 26, 1960, as follows:

Beginning at an iron pin in the south margin of Williams Avenue, located opposite a monument in the north margin of said Avenue, in the Subdivision known as Madison Meade, Sec. 1, as of record in Book 2854, page 2, Register's Office; thence along a curve in a southwesterly direction 39.21 feet to an iron pin in the east margin of Ronnie Road; thence with the margin of the same, South 3 degrees 30 minutes West 150 feet to an iron pin; thence leaving said Road, South 86 degrees 30 minutes East 165 feet to an iron pin; thence North 11 degrees 35 minutes East 169.01 feet to an iron pin in the south margin of Williams Avenue; thence with the margin of said Avenue, around a slight curve, in a westerly direction 109.34 feet to an iron pin; and continuing with said Avenue, North 86 degrees 30 minutes West 55 feet to the point of beginning.

Being the same property conveyed to Janice S. Robinson, Trustee under the Irrevocable Trust Agreement of Josephine A. Robinson dated December 11, 2012 by deed from Josephine A. Robinson, of record in Instrument No. 20121231-0120494, Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on December 31, 2012. Also see Quitclaim Deed in Instrument No. 20050406-0037918, re-recorded in Instrument No. 20050412-0040676, Abstract of Trust in Instrument No. 20121231-0120492 and Warranty Deed in Book 4067, Page 661.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **610 Ronnie Road, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25 DAY OF NOVEMBER, 2020.

Janice S. Robinson, Trustee under the Irrevocable Trust Agreement of Josephine A. Robinson dated December 11, 2012

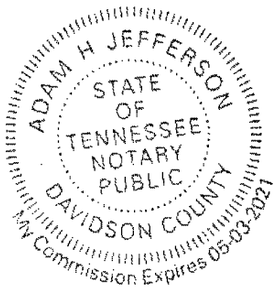
BY: Janice S Robinson Trustee
Janice S. Robinson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE S. ROBINSON, TRUSTEE of JANICE S. ROBINSON, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF JOSEPHINE A. ROBINSON DATED DECEMBER 11, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

