Warranty Deed

Karen Johnson Davidson County Batch# 558918 DEEDWARR 01/22/2021 11:33:55 AM 2 pgs Fees: $13.00 Taxes: $6,345.50 20210122-0009831	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,715,000.00 Amanda Binns Affiant Subscribed and sworn to before me, this the 19th day of January, 2021. Notary Public My commission expires:

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/26/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caleb Robinson	New Owner(s)	146-10-0-058.00
5034 Franklin Pike		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLE L. PAXSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB ROBINSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 3 on the Plan of Ragland Estates of record in Plat Book 2663, Page 104, 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 Kevin D. Montgomery and wife, Trina M. Montgomery by Warranty Deed from C. Myron Keith and wife, Lois M. Keith, of record in Instrument No. 20040628-0076641, Register's Office for Davidson County, Tennessee, dated June 24, 2004 and recorded on June 28, 2004.

Being the same property conveyed to Nicole L. Paxson by Warranty deed from Kevin D. Montgomery and wife, Trina M. Montgomery of record in Instrument No. 20190815-0081698 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 15, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5034 Franklin Pike, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of January, 2021.

Nicole L. Paxson

STATE OF MONTANA
COUNTY OF FLATHEAD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole L. Paxson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2021.

Notary Public
MARGARET S HOSLER

My Commission Expires: 11-06-2022

MARGARET S HOSLER
NOTARY PUBLIC for the
State of Montana
Residing at Kalispell, Montana
My Commission Expires
November 06, 2022