Karen Johnson Davidson County
Batch# 559594 DEEDWARR
01/25/2021 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210125-0010189

Name and Address of New Owner:
Melissa Fisk
3020 Harbor Lights Drive
Nashville, TN 37217
Send Tax Bills To: Melissa D. Fisk
3020 Harbor Lights Drive
Nashville, TN 37217

This Instrument Prepared By:

CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 136-05-0A-059.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Laura C. Robinson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melissa D. Fisk, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Bayview Estates, Phase Two, a Planned Unit Development of record in Plat at Instrument No. 20000609-0057633, 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 Dennis P. Dehnert, a 25% undivided interest, Dawn H. Dehnert, a 25% undivided interest and Laura C. Robinson, a 50% undivided interest, as tenants in common by Warranty deed from Andrew S. Peterson and Jamie L. Peterson, husband and wife of record in Instrument No. 20070607-0068287 Register's Office for Davidson County, Tennessee, dated June 05, 2007 and recorded on June 07, 2007.

Being the same property conveyed to Laura C. Robinson by QuitClaim deed from Dennis P. Dehnert and Dawn H. Dehnert of record in Instrument No. 20130114-0004128 Register's Office for Davidson County, Tennessee, dated January 03, 2013 and recorded on January 14, 2013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2021.

_____(SEAL)
Laura C. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of January, 2021, before me personally appeared Laura C. Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2021.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 10/11/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of January, 2021.

_____
Notary Public
My commission expires: Sept. 21, 2024
File No. 2021-3215

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Lisa K.R. Wagner, 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.

Lisa K.R. Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

