Karen Johnson Davidson County
Batch# 612198 DEEDWARR
04/12/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210412-0048027

WARRANTY DEED

LESLIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~8-21-24~~
(AFFIX SEAL)

June 21, 2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-032470

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maxwell Robinson and Heather Robinson	Maxwell Robinson and Heather Robinson	091-06-2I-002.00-CO
(NAME) 5408 Pennsylvania Ave.	(NAME) 5408 Pennsylvania Ave.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNE DEL DONNO AND SCOTT DEL DONNO, HEREINAFTER CALLED THE GRANTORS,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAXWELL D ROBINSON AND HEATHER D ROBINSON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES**, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5408 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, a Planned Unit Development of record as Instrument No. 20181001-0097288 and amended in Instrument No. 20190207-0011741 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to George Philip Lauderback, II and Tina Miller Lauderback, husband and wife by Warranty deed from Robert C. Johnston and Lauren A. Johnston of record in Instrument No. 20181001-0097285 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 01, 2018.

Being the same property conveyed to Anne Del Donno and Scott Del Donno by Warranty deed from George Philip Lauderback II and Tina Miller Lauderback of record in Instrument No. 20200228-0022458 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on February 28, 2020.

Being also known as 5408 Pennsylvania Ave. B Nashville, Tennessee 37209.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 5408 Pennsylvania Ave., Nashville, TN 37209
improved
(House No.) (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 our hands this 9 day of April 2021.

Anne Del Donno

Scott Del Donno

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9 day of April, 2021, before me personally appeared Anne Del Donno and Scott Del Donno, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Notary Public

KELLY GREENE ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

True Copy Certification

I, Leslie Smith, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, J. Kasey Talbott, a notary public for this county and state, Leslie Smith, 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: May 15, 2027

Notary' Seal (if on paper)

