Karen Johnson Davidson County
Batch# 616376 DEEDWARR
04/16/2021 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $499.50
20210416-0051126

NEW PROPERTY OWNER IS:
TREVOR WOOD, ROBERT DOUGLAS WOOD AND MARIA WOOD
323 Forest Park Road #6-3
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL 043-13-0-A-067.00 CO

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 ($135,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **MOISES MEDEL SANCHEZ**, have this day bargained and sold and by these presents do hereby transfer and convey to **TREVOR WOOD, A SINGLE MAN, ROBERT DOUGLAS WOOD AND MARIA WOOD, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, their, heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

> BEING Apartment Unit Number 6-3 of ROBIN HOOD CONDOMINIUMS Created under Title 64, Section 2701 et seq., as amended, Tennessee code Annotated and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County reference is hereby to which is hereby made and said Unit being more fully described on the plan of record in Book 5200, page 124, said Registers' Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc. Of record in Corporation Book Volume 47, page 1566, Office of Secretary of State of Tennessee and in Book 5383, page 314, said Register' s Office.
>
> BEING the same property conveyed to Moises Medel Sanchez by deed from Edward Joseph Kavanaugh, Jr. of record as Instrument No. 201809197-0092157 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, except for 2021 real estate taxes, applicable zoning and building

regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of April, 2021.

MOISES MEDEL SANCHEZ

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MOISES MEDEL SANCHEZ** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 9th day of April, 2021.

NOTARY PUBLIC

VICKI GRANTHAM
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 04-23-2024

MY COMMISSION EXPIRES: 4-23-24

OATH

STATE OF TENNESSEE (T)

COUNTY OF ~~SUMNER~~ Williamson

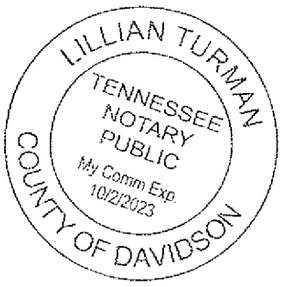
I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 9 day of April, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021