Karen Johnson Davidson County
Batch# 650021 DEEDWARR
06/04/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20210604-0075314

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3176

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of May, 2021

Notary Public

Commission Expires: 09/02/2024

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sun Valley Properties, LLC 6770 Bly Trice Road College Grove, TN 37046	New Owner	084-11-0-144.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elizabeth Hayes Frisby

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sun Valley Properties, LLC, a Tennessee Limited Liability Company

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 Lot No. 223 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Aubrey Drive at the corner of Lots No. 222 and 223; thence with the line between said two lots, Southwardly 110 feet to the corner of Lots No. 221, 222 and 223; thence with the line between said Lots No. 221 and 223 Southeastwardly 56.57 feet to the corner of Lots No. 219 and 223 Eastwardly 45 feet to the Southwest corner of Lot No. 224; thence with the line between said Lots No. 223 and 224, Northwardly 150 feet to the Southerly margin of Aubrey Drive; thence with same, Westwardly 85 feet to the beginning.

Being the same property conveyed to O.W. Robinson and wife, Katherine L. Robinson by Warranty Deed from Jewel L. Vestal, a widow of record in Book 2273, Page 491, Register's Office for Davidson County, Tennessee, dated April 5, 1954 and recorded on April 6, 1954.

O.W. Robinson aka Otis W. Robinson became deceased on February 26, 1961. Katherine L. Robinson became deceased in 1969.

Affidavit as to heirs recorded on March 04, 2021 of record in Instrument Number 20210304-0027933, in the Register's Office for Davidson County, Tennessee. Annie Viola Robinson Hayes Riley became deceased on December 13, 2014.

Affidavit as to heirs recorded on May 13, 2021 of record in Instrument Number 20210513-0064791, in the Register's Office for Davidson County, Tennessee. Leaving Elizabeth Hayes Frisby, Heir at Law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2303 Aubrey Drive, Nashville, TN 37214

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 so 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.

Dated this the 18th day of May, 2021.

Elizabeth Hayes Frisby

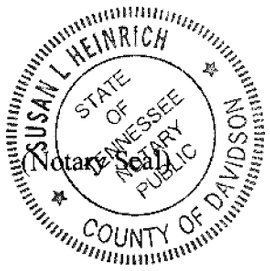
Elizabeth Hayes Frisby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Hayes Frisby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of May, 2021.

Notary Public
My Commission Expires: 9/6/2022



(Notary Seal)

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 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 **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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022