Karen Johnson Davidson County
Batch# 651994 DEEDWARR
06/08/2021 01:12:43 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20210608-0076819

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Robinson and Andrea Marie Robinson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond Vassallo,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Shell House Townhomes, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions of record in Plat at Instrument No. 20140523-0044941, 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 Joshua Robinson, a single person by Warranty deed from Mason Herron and Phil Kendrick, as tenants in common of record in Instrument No. 20150520-0046543 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 20, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1712 B 7th Avenue North, Nashville, TN 37208.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Raymond Vassallo 127 Silverado Circle Roseville, CA 95678	NEW OWNER	081-08-4I-002.00

WITNESS THE EXECUTION HEREOF this 8th day of June, 2021.

Joshua Robinson

Andrea Marie Robinson

State of Tennessee)
County of Davidson)

On this 8th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua Robinson and Andrea Marie Robinson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 660,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of June, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN