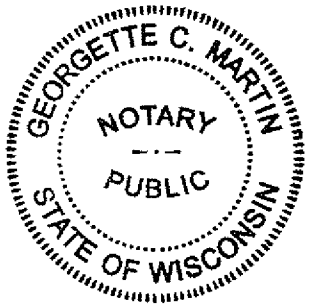
Karen Johnson Davidson County
Batch# 654398 DEEDWARR
06/10/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20210610-0078477



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public

My commission expires: 07/22/2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin Searor and Stephanie Searor	Justin Searor and Stephanie Searor	093-04-0-035.00
708 Shelby Ave	708 Shelby Ave	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Paul Alan Robertson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Justin Searor and Stephanie Searor, husband and wife

(hereinafter called the "Grantee"), his 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 Lot No. 209 on the Plan of Williams First Addition to Edgefield of record in Plat Book 21, Page 60, 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 Paul Alan Robertson by Warranty deed from Noble Properties, Inc., a Tennessee Corporation of record in Instrument No. 20091218-0115232 Register's Office for Davidson County, Tennessee, dated December 14, 2009 and recorded on December 18, 2009. Marisa Morton spouse of said Paul Alan Robertson never resided in said property and does not hold any marital interest.

This is improved property known as **708 Shelby Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of June, 2021.

Paul Alan Robertson

STATE OF WI
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Paul Alan Robertson**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th GM day of June, 2021.

Notary Public
My Commission Expires: 07/22/2022

GEORGETTE C. MARTIN NOTARY PUBLIC STATE OF WISCONSIN

SolomonParks File No. 21-000079-526

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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021