21-3844

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 656553 DEEDWARR
06/14/2021 03:27:41 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20210614-0080032

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **419,900.00**. Madison Mazzanti Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/08/2021** Notary Public MY COMMISSION EXPIRES: 10/30/24 (AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3844

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eszter Barna	Eszter Barna	**155-07-0A-027-00**
(NAME) **7177 Forrest Oaks Drive**	(NAME) 848 High Point Ridge Rd.	
(ADDRESS) **Nashville, TN, 37221**	(ADDRESS) Franklin TN, 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Robinson and Sarah Robinson, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eszter Barna, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 on Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Plat Book 9700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Robinson and Sarah Robinson, husband and wife by Warranty Deed from Associates Relocation Management Company Inc., A colorado Corporation on December 2, 1998 and recorded on January 22, 1999 at 9:56 am in Book 11307, Pages 436-438 in the Register of Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property. known as **7177 Forrest Oaks Drive, Nashville, TN 37221**
(House Number) (Street) (City. State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 4 day of **June, 2021.**

John Robinson

Sarah Robinson

STATE OF IN
COUNTY OF Marshall

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John Robinson and Sarah Robinson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 4 day of **June, 2021.**

NOTARY PUBLIC

My Commission Expires: 04-24-2027

MARTHA C TIDEY
Notary Public Seal State of Indiana
Marshall County
Commission Number NP0719969
My Commission Expires 04/24/2027