#15716

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 657840 DEEDWARR
06/16/2021 12:12:04 PM 2 pgs
Fees: $13.00 Taxes: $786.25

20210616-0081391

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $212,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2021.

Notary Public

My commission expires:_____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HOK Remodeling Group, LLC	**New Owner**	**120-01-0-075**
8309 Parkfield Dr.		
Nolensville TN 37135		

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, WE,

Elvia Klym, Executor of The Estate of Margarita Pereyra De Evins, formerly known as Margarita Pereyra Robbins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HOK Remodeling Group, 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. 3 on the Map of Miro Meadows, as of record in Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nelson Robbins and wife, Margarita P. Robbins, by Warranty Deed, from Bonnie Lynn Nichols, unmarried, and Rebecca Lee Westcott, unmarried, of record in Book 6224, Page 711, dated January 30, 1984, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Margarita Pereyra Robbins, by Quitclaim Deed, from Nelson Neldy Robbins, of record in Book 6604, Page 176, dated July 5, 1985, Register's Office for Davidson County, Tennessee. Margarita Pereyra Robbins subsequently remarried and changed her name to Margarita Pereyra De Evins. Margarita Pereyra De Evins died on August 30, 2011, leaving a Last Will and Testament. A probate estate was opened in the Williamson County, Tenenssee Clerk and Master's Office, Case No. 21PR-11547. Purusuant to the terms of her Last Will and Testament, any real estate owned at the time of her death was to be treated as part of her probate estate and subject to the control of her Executor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants of record in Book 1710, Page 183, Register's Office for Davidson County, Tennessee.
The Plan of record in Book 1424, Pages 94-95, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1200 Kermit Drive, Nashville, TN 37217.

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 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.

Witness my/our hand(s) this 14th day of June, 2021.

The Estate of Margarita Pereyra de Evins

By: _____, Executor
Elvia Klym, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elvia Klym Executor of the Estate of Margarita Pereyra de Evins, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 14th day of June, 2021.

_____
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-447
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027