Karen Johnson Davidson County
Batch# 664930 DEEDWARR
06/25/2021 09:47:38 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210625-0086304

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $255,000.00

Karen E. Hall
Affiant Signature

Subscribed and sworn to before me on this the 22 Day of Jun 2021

Notary Public

My Commission expires 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Rodolfo Robles and Erin Robles
P.O. Box 3064
Chapel Hill, NC 27515

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 08207022500

WARRANTY DEED
21NT01316

Effective the 22 Day of Jun 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kevin O'Neill and Pamela O'Neill

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rodolfo Robles and Erin Robles, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

The following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 26 on the plan of Dr. V.S. Lindsey's Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin O'Neill and Pam O'Neill, husband and wife, by Warranty Deed from Cornerstone Home Properties, LLC, dated 11/15/2004 and recorded 11/17/2004 as Instrument No. 20041117-0138218, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 714 N 2nd St, Nashville, TN 37207

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-36-NAT-21-114

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 22 day of June 2021

Kevin O'Neill

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kevin O'Neill,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of June 2021

Notary Public

My Commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23rd day of June, 2021

Pamela O'Neill

State of Tennessee }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Pamela O'Neill,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of June, 2021

Notary Public

My Commission expires: 7/9/24

