WARRANTY DEED

Karen Johnson Davidson County
Batch# 680745 DEEDWARR
07/21/2021 12:11:55 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210721-0097841

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-8-2024

(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodolfo Enrique Robles and Erin Robles	new owner	
(NAME)	(NAME)	07116024200
101 Gardner Circle		
(ADDRESS)	(ADDRESS)	
Chapel Hill, NC 27516		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Victoria James-Duncan, Personal Representative of The Estate of Evelyn Boyd Crook, Davidson County Probate Court, TN Docket Number 20P2063 and Victoria James-Duncan, individually** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodolfo Enrique Robles and Erin Robles**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lots Nos. 243 and 244 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 243 and 244 front together 60 feet on the Easterly side of North Seventh Street, and run back between parallel lines, with the Northerly margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Evelyn B. Crook by Quitclaim deed from Gloria Jean Jones of record in Instrument No. 20150724-0072851 Register's Office for Davidson County, Tennessee, dated August 07, 2006 and recorded on July 24, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Said Evelyn B. Crook became deceased on November 2, 2020 leaving Last Will and Testament filed for Probate in Docket No. 20P2063, Chancery Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1201 N 7th St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 15th day of July, 2021.

Victoria James-Duncan, Personal Representative of The Estate of Evelyn Boyd Crook, Davidson County Probate Court, TN Docket Number 20P2063

By: Victoria James-Duncan, Personal Representative
By: Victoria James-Duncan, Personal Representative

Victoria James-Duncan
Victoria James-Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Victoria James-Duncan, Personal Representative of The Estate of Evelyn Boyd Crook, Davidson County Probate Court, TN Docket Number 20P2063 and Victoria James-Duncan**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY