This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12341-MC

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12341-MC

Karen Johnson Davidson County
Batch# 686517 DEEDWARR
07/29/2021 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,731.60
20210729-0102223

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $468,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 26th day of July, 2021.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Robeson and Amy Robeson 6580 Nolensville Road Brentwood, TN 37027	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	181-00-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Debbey S. Myers, an unmarried woman and Donna G. Myers, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amy Robeson and Kyle Robeson, wife and husband**, 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:

Being a tract of land lying in the 5th Councilmanic District of Davidson County being bound on the west by Joel E. & Sharon Thompson (QC-00009953-0000561) and Sharon S. T. Crowell & R. L. Thompson (AF-20061013-0127546), on the north by Lots 1, 2, and Open Space of the Heights at Autumn Oaks (PL-20200429-0044960), on the east by Lots 420, 419, Oaklet Drive, 418, and Open Space of The Heights at Autumn Oaks Subdivision (PL-20020523-062993) and Lot 3, 2, and 1 of Section One Autumn Oaks (PL-00009700-0000913), on the south Nolensville Road (R.O.W. Varies) and being more particularly described as follows:

BEGINNING at an 1/2-inch iron rebar found on the northeastern margin of Nolensville Road at the northwestern end of a bricked entrance being the southernmost corner of Joel E. & Sharon Thompson, said rebar also having a Tennessee Geodetic Reference Network (TGRN) coordinate of N:608828.53, E:1761972.10; thence with the eastern line of Thompson and then Sharon S. T. Crowell & R. L. Thompson N 05°43'33" E, 712.05 ft. to a 5/8-inch rebar found, said rebar found being the southwestern corner of Lot 2 of The Heights at Autumn Oaks; thence with the south lines of Lot 2, 1, and Open Space of The Heights of Autumn Oaks S 85°39'45" E, 249.44 ft. to a 1/2-inch iron rebar found, said rebar found lying on the west line of Lot 420 Final Plat Phase Four The Heights at Autumn Oaks, and having a TGRN coordinate of N:609518.16, E:1762291.87; thence with Lots 420, 419, the west terminus of Oaklet Drive, Lot 418, and Open Space S 20°33'49" W, 508.50 ft. to a 1/2-inch iron rebar

found, said rebar found being the northwestern corner of Lot 3 Section One Autumn Oaks Subdivision; thence with Lots 3, 2, and 1 S 21°12'41" W, 282.00 ft. to a 1/2-inch iron rebar found on the northeastern margin of Nolensville Road; thence with the said northeastern margin of Nolensville Road N 38°23'57" W, 62.99 ft. to the POINT OF BEGINNING containing 2.55 Acres ± or 110978 Square Feet ± according to a survey performed by Russell A. White, TN RLS 2932, TN CFS-043, D/B/A Associates in Surveying & Mapping, P.O. Box 166, Unionville, Tennessee 37180, dated July 25, 2021, and being the property described in QC-20060310-0028164 recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Martha H. Myers from Larry Burnett and wife, Elizabeth B. Burnett, by Deed of record in Book 4163, Page 351, Register's Office for Davidson County, Tennessee.

Said Martha H. Myers died on February 8, 1997, survived by spouse, James A. Myers and children, Debbey S. Myers and Donna G. Myers, according to Affidavits of Heirship of record in Instrument No. _202107290102221_____ and Instrument No. ____202107290102222____, said Register's Office.

Being the same property conveyed to Debbey S. Myers and Donna G. Myers, as equal tenants in common, by Quitclaim Deed from James A. Myers of record in Book 10462, Page 996, Register's Office for Davidson County, Tennessee, dated May 20, 1997 and recorded on May 22, 1997.

Being the same property conveyed to Donna G. Myers by Quitclaim Deed from Debbey S. Myers and Donna G. Myers of record in Instrument No. 20050218-0018450 Register's Office for Davidson County, Tennessee, dated February 04, 2005 and recorded on February 18, 2005.

Being the same property conveyed to Debbey S. Myers and Donna G. Myers by Quitclaim Deed from Donna G. Myers, a single woman, of record in Instrument No. 20050218-0018452 Register's Office for Davidson County, Tennessee, dated February 04, 2005 and recorded on February 18, 2005.

Being the same property conveyed to Debbey S. Myers by Quitclaim Deed from Donna G. Myers of record in Instrument No. 20051005-0119699 Register's Office for Davidson County, Tennessee, dated September 22, 2005 and recorded on October 05, 2005.

Being the same property conveyed to Donna G. Myers and Debbey S. Myers by Quitclaim Deed from Debbey S. Myers, a single woman, of record in Instrument No. 20060310-0028164 Register's Office for Davidson County, Tennessee, dated March 09, 2006 and recorded on March 10, 2006.

This is ☒ improved or ☐ unimproved property located at: **6580 Nolensville Road, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 26th day of July, 2021.

GRANTOR:

Debbey S. Myers

Donna G. Myers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debbey S. Myers and Donna G. Myers, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this 26th day of July, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202107290102223

- **The text of a certification of an electronic document must be in the following form.**

I, Storey Carver **, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** July 26, 2021 **(date of document).**

Storey

Affiant Signature

Date: 7/26/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th **day of** July **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

