Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT210600225

When recorded, return to:
Victory Title
695 President Place, #203
Smyrna, TN 37167
File Number: VT210600225

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-12905-RL-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Karen Johnson Davidson County
Batch# 686886 **DEEDWARR**
07/30/2021 11:20:50 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20210730-0102723

Subscribed and sworn to before me, this the 29th day of July, 2021.

Notary Public
My Commission Expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly Brochocki 2703 O'Neal Drive Nashville, TN 37208	Kimberly Brochocki 2703 O'Neal Drive Nashville, TN 37208	081 06 0 015.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Dale Michael Robbins and Christopher Hollifield, a married couple, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Kimberly Harris Brochocki, an unmarried woman, hereinafter called the Grantee, her 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. 88 on the Map of Cumberland Gardens, as of record in Plat Book 2900, Pages 3 and 4, described as follows:

Said Lot No. 88 fronts 53.60 feet on the South side of O'Neal Drive, and extends back 168.0 feet on the East line and 156.7 feet on the West line, to a dead line, measuring 36.0 feet thereon.

Being the same property conveyed to Dale Michael Robbins, Jr. and Christopher Holifield, a married couple, by Warranty Deed from Robert Hudson, of record in Instrument No. 20181102-0108611, in the Register's Office of Davidson County, Tennessee, dated October 29, 2018 and recorded on November 02, 2018.

This is improved property located at: **2703 O'Neal Drive, Nashville, TN 37208**

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 Grantors 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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, the Grantors have executed this instrument on this 28th day of July, 2021.

GRANTORS:

Dale Michael Robbins

Christopher Holifield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dale Michael Robbins and Christopher Holifield, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22