# WARRANTY DEED

Karen Johnson Davidson County
Batch# 691502 DEEDWARR
08/05/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20210805-0105604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-[illegible]-22

(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: Old Matthews, LLC | SEND TAX BILLS TO: owner at above | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 1831 12th Ave S #171 | (NAME) address | 06013019500 |
| (ADDRESS) Nash, TN 37203 | (ADDRESS) | |
| (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, **Cynthia Moncheryl Robinson Motley Towns, Demetris Robinson, Cynthia Moncheryl Robinson Motley Towns, Trustee of The Corey Jenkins, Jr. Trust, Cynthia Moncheryl Robinson Motley Towns, Trustee of The Cara Jenkins Trust, Cynthia Moncheryl Robinson Motley Towns, Trustee of The Mariah Jenkins Trust** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Old Matthews, LLC,** 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:

**Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Cynthia Moncheryl Robinson Motley, a One-Third (1/3) Interest, to Demetris Antwaun Robinson, a One-Third (1/3) Interest, to Cynthia Moncheryl Robinson Motley, as Trustee of The mariah Jenkins Trust a One-Ninth (1/9) Interest, to Cynthia Moncheryl Robinson Motley as trustee of The Corey Jenkins, Jr, Trust a One-Ninth (1/9) Interest, and to Cynthia Moncheryl Robinson Motley As Trustee of The Cara Jenkins Trust a One-Ninth (1/9) Interest by Quitclaim deed from Gwen Dailey-Jones as Executor of The Estate of Edith Jean Robinson of record in Instrument No. 20131104-0114483 Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on November 04, 2013.**

**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 2689 Old Matthews Road 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 ~~26th~~ 23rd day of July, 2021.

Cynthia Moncheryl Robinson Motley Towns

Demetris Robinson

Cynthia Moncheryl Robinson Motley Towns, Trustee of
The Corey Jenkins, Jr. Trust

By Cynthia Moncheryl Robinson Motley Towns, Trustee

Cynthia Moncheryl Robinson Motley Towns, Trustee of
The Cara Jenkins Trust

By Cynthia Moncheryl Robinson Motley Towns, Trustee

Cynthia Moncheryl Robinson Motley Towns, Trustee of
The Mariah Jenkins Trust

By Cynthia Moncheryl Robinson Motley Towns, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cynthia Moncheryl Robinson Motley Towns, Demetris Antwaun Robinson, Cynthia Moncheryl Robinson Motley Towns, Trustee of The Mariah Jenkins Trust, Cynthia Moncheryl Robinson Motley, Trustee of The Corey Jenkins, Jr, Trust, and Cynthia Moncheryl Robinson Motley Towns, Trustee of The Cara Jenkins Trust**, 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 ~~26th~~ 23rd day of July, 2021.

Notary Public

My Commission Expires: 7-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Certificate of Authenticity**

I, Holly A. Mason, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/21.

Affiant Signature

7/23/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of July, 2021

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALTIZ
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
01/06/2025
DAVIDSON COUNTY