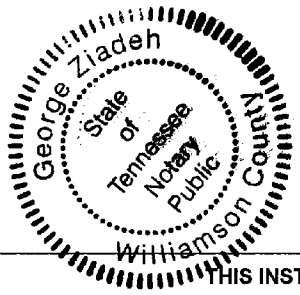
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Otto Torndahl	New Owner	133 2 170.00
(NAME)	(NAME)	
3210 Kinross Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 698631 DEEDWARR
08/17/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20210817-0110740

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phyllis Bell Green, Lisa Diane Wallace and Charles Lee Robinson, Heirs of The Estate of Samuel R. Robinson, deceased**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Otto Torndahl and Lucy Torndahl, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 31 on the Plat of Airdrie Subdivision "B", Property of D. C. Buell, as of record in Book 547, Page 42, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the easterly side of Kinross Avenue and runs back between parallel lines, 183 feet to an alley.

Being the same property conveyed to Samuel R. Robinson and wife, Dorothy S. Robinson by Warranty Deed from George Dolphus Greogory and wife, Lillene O. Gregory, dated 10/22/1954 and recorded 10/26/1954 of record in Book 2303, Page 35, Register's Office for Davidson County, Tennessee.

The said Dorothy S. Robinson died on 11/30/2016, leaving the said Samuel R. Robinson the sole surviving tenant by the entirety.

The said Samuel Sam Robinson died on 08/02/2019, vesting the property in Phyllis Bell Green, Lisa Diane Wallace and Charles Lee Robinson pursuant to his Last Will and Testament of record in Davidson County Tennessee, Probate Division Docket No. 19P1663.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 547, Page 42, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3208 Kinross Avenue, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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.

Effective the 16th day of August, 2021.

Phyllis Bell Green by Charles Lee Robinson as attorney-in-fact

Lisa Diane Wallace

Charles Lee Robinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Lee Robinson with whom I am personally acquainted and who proved herself to be the Attorney in Fact for Phyllis Bell Green, and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of August, 2021.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Diane Wallace and Charles Lee Robinson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of August, 2021.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 August 16, 2021.

Kimberly D Hicks
Affiant
Date: 8/16/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON