Karen Johnson Davidson County
Batch# 709125 DEEDWARR
09/02/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,263.55
20210902-0118437

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jonathan Rohan Robinson
669 Granwood Blvd.
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP/PARCEL 063-16-0A-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jenna Riplinger, an unmarried woman, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Jonathan Rohan Robinson, an unmarried person, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 173 on the Plan of Hampton Park (Formerly Chitwood Downs), a Planned Unit Development of record in Plat Book 6900, Page 405 as amended in Book 6900, Page 550 thru 552 and Corrected in Book 7462, Page 445 and surveyor's certificate of correction recorded in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jenna Riplinger, an unmarried woman by Warranty deed from Cheryl D. Davis and J Chad Davis, wife and husband of record in Instrument No. 20160822-0087641 Register's Office for Davidson County, Tennessee, dated August 18, 2016, and recorded on August 22, 2016.

This is improved property known as: **669 Granwood Blvd., Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 31st day of August, 2021.

WITNESS MY HAND on this the 31st day of August, 2021.

Jenna Riplinger

Jenna Riplinger

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (GM)

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jenna Riplinger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of August, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 05-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $341,500.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of August, 2021.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 05-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210603

Certificate of Authenticity

I, A. Scott Hubbard, 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 August 31, 2021.

Date

A. Scott Hubbard

Affiant Signature

8/31/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of August, 2021.

Emily Betts

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024