Karen Johnson Davidson County
Batch# 737104 DEEDWARR
10/15/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20211015-0138605

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14165-MC

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this 12th day of October, 2021.

Notary Public:
My Commission Expires: 3-6-2024

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Sanaa Mikhaeal 102 Elizabeths Court Antioch TN 37013	New Owner Pinnacle Bank 150 3rd Ave. South Nashville TN 37201	149-02-0C-002.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Monica Ransom Robertson formerly known as Monica Ransom and husband, Eric Wendell Robertson**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Sanaa Mikhaeal, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Bldg. Site No. 2 on the Plan of Sterling Wood, as of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Monica Ransom, unmarried, by Warranty Deed from Stacy L. Jackson Esmon, unmarried, dated 6/30/2003 and recorded 7/10/2003 in Instrument Number 20030710-0095688, Register's Office for Davidson County, Tennessee.

Eric Wendell Robertson joins in the execution of this instrument to convey any and all marital rights he may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject Declaration of Covenants, Conditions and Restrictions of record in Book 6668, Page 81, as assigned in Instrument Number 20050801-0089862, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement in Book 6251, Page 616, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 6250, Page 648, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 102 Elizabeth Court, Antioch, TN 37013

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 12th day of October, 2021.

Monica Ransom Robertson formerly known
as Monica Ransom

Eric Wendell Robertson

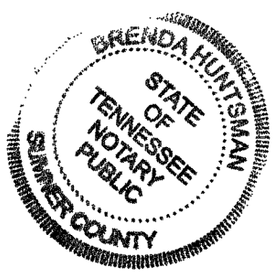
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Monica Ransom Robertson and Eric Wendell Robertson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of October, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 October 12, 2021.

Affiant Signature

10/12/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of October 2021

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

