Karen Johnson Davidson County
Batch# 762512 DEEDWARR
11/29/2021 03:55:08 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20211129-0157464

Y BMR 21 4231

Prepared By ~~& Return To:~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0670

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Keenan J. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of November, 2021

LM Blakely
Notary Public

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keenan Robinson 4231 Woods Street Old Hickory, TN 37138	New Owner	064-09-0-282.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Donnie Cripps Atkins and Emmett Atkins, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keenan Robinson, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 24 of Block 4 on the map of Berryville, as of record in Book 421, Page 117, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the westerly side of Wood Avenue and runs back between parallel lines 150 feet to an alley.

BEING PART of the same property conveyed to Donnie Cripps Atkins, a married person, by Quitclaim Deed from Donnie Shirlene (Cripps) Atkins, Executrix for the Estate of Shelah Alton Bud Cripps, Davidson County Probate Case No. 11P-1375, through David Kennedy, Jr., trustee, dated 5/15/13 and recorded 5/20/13 in Instrument No. 20130520-0050429, and as corrected by Deed of Correction dated 8/28/13 and recorded 9/9/13 in Instrument No. 20130909-094622; and being part of the same property previously conveyed to Shelah A. Cripps and wife, Gearldine Cripps, by Warranty Deed from William L. Johnson, a single man, and Nancy L. Johnson, his mother, the widow of Eldon W. Johnson, deceased, dated 10/31/77 and recorded 11/4/77 in Book 5218, Page 907, Register's Office for Davidson County, Tennessee.

The said Gearldine Cripps became deceased on 12/10/1988. The said Shelah A. Cripps became deceased on 6/29/2011, devising and bequeathing said real property to Donnie Cripps Atkins.

Non-exclusive right of ingress and egress and the parking easement as referenced and described in Instrument No. 20211129-0157463, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4231 Woods Street, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of November, 2021.

Donnie Cripps Atkins

Donnie Cripps Atkins

Emmett Atkins

Emmett Atkins

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donnie Cripps Atkins and Emmett Atkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of November, 2021.

Kim Graves

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

