WARRANTY DEED

Karen Johnson Davidson County
Batch# 781803 **DEEDWARR**
12/30/2021 10:49:16 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211230-0171738

DM-RE-21-2619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Michael K Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LEAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael K. Robinson and Rodonna L. Robinson	new owner	
(NAME)	(NAME)	**119 11 0 035.00**
2619 Ennis Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BONNIE J. ROBINSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL K. ROBINSON AND RODONNA L. ROBINSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Map of Laurel Acres, as of record in Book 2133, Page 48, Register's Office for said County.

Said Lot No. 35 fronts 124 feet on the Southerly side of Ennis Road, and runs back between lines, 268.4 feet on the Easterly line, 160.0 feet on the Westerly line, to a line in the rear, measuring 164.0 feet thereon.

Being the same property conveyed to Bonnie J. Robinson, by Quitclaim Deed from Howard F. Butler, Trustee, of record in Book 8353, Page 501, in the Register's Office of Davidson County, Tennessee, dated May 14, 1991 and recorded on May 16, 1991.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Laurel Acres, as recorded in Plat Book 2133, Page(s) 48.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2150, Page 53.

- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4365, Page 433.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2619 Ennis Road, Nashville, Tennessee 37210**.

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 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 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 10th DAY OF DECEMBER, 2021.

Bonnie J. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of December, 2021.

Notary Public
My Commission Expires: 5-2-27
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212