Karen Johnson Davidson County
Batch# 790034 DEEDWARR
01/13/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20220113-0005337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trevor A. Robison and Rachel G. Robison	NEW OWNER	132 09 0 019..00
(NAME) 4425 Lealand Lane	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trevor A. Robison and Rachel G. Robison, husband and wife**, 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. 3 on the unrecorded Plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, and being more particularly described as follows:

Beginning at a point in the center of Lea Avenue, now Lealand Lane, North 2°30' East 500 feet from the center of Battery Road, the northeast corner of Lot No. 2 on said plan; thence North 2°30' East with the center of Lea Avenue, now Lealand Lane, 100 feet; thence westerly 213.68 feet; thence southerly 100 feet to the northwest corner of Lot No. 2; thence easterly with the line between Lot Nos. 2 and 3, 214.34 feet to the beginning.

Being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nancy Calonge and Rogelio Pagan, wife and husband, and James Alverez, a single person, dated January 24, 2020 and recorded January 28, 2020 in Instrument No. 20200128-0009984, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4425 Lealand Lane, Nashville, TN 37204

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 do 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 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 our hands this 3 day of January, 2022.

Province Builders, LLC,
a Tennessee Limited Liability Company

BY:_____
R. W. Hardison, Authorized Representative

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R. W. Hardison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized representative and is authorized to execute the instrument on behalf of Province Builders, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized representative executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as authorized representative.

Witness my hand and official seal, this the 3 day of January, 2022.

_____
Notary Public

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

My Commission Expires:

(SEAL)

TRUE COPY CERTIFICATION

I, Elizabeth Paschall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on January 3rd, 2022.

Affiant Signature

1/3/2022
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 3rd day of January, 2022.

Christina Indrei
Notary

My Commission Expires: 8/10/25

