WARRANTY DEED

Karen Johnson Davidson County
Batch# 807029 **DEEDWARR**
02/17/2022 08:33:57 AM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20220217-0018338

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Robbins	NEW OWNER	128-03-0-B-020.00 CO
(NAME)	(NAME)	
676 Williamsport Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Datya Porter, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles D. Robbins and Mary Lynn Robbins, 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. 20 on the Final Plat, Williamsport Subdivision, Section One, a Residential Planned Unit Development, of record in Book 7900, pages 628 and 629, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Datya Porter, by Warranty Deed from Kanyimbu Vicky Mawawa, an unmarried individual, dated February 7, 2020, of record in Instrument No. 20200219-0018377, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 676 Williamsport Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plats of record in Book 7900, page 607 and Book 7900, pages 628 and 629; All matters shown in Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Book 9144, page 703; Charter and Articles of Incorporation for Homeowners' Association of record in Book 9144, page 697; Quitclaim Deed to HOA for common areas of record in Book 9363, page 560; Easement for sanitary sewers of record in Book 5258, page 267; Easements for public utilities of record in Instrument No. 20040511-0053728, Instrument No. 20040511-0053729 and Instrument No. 20080409-0035856; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 7th day of February, 2022.

Datya Porter

Datya Porter

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Datya Porter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of February, 2022.

Notary Public
My Commission Expires: Jan 11, 2026

File No.: 35698

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Jan. 11, 2026