Karen Johnson Davidson County
Batch# 812247 DEEDWARR
02/28/2022 10:21:04 AM 2 pgs
Fees: $13.00 Taxes: $2,334.70
20220228-0022215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-462

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000.00

Catherine Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of February, 2022

Notary Public

Commission Expires: 9/6/2022

COUNTY OF DAVIDSON SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Davis Lake Lindsay 721 Branch Creek Road Nashville, TN 37209	New Owner	103-10-0-012.00

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,

John Benjamin Maxwell and Caitlin Robbins Maxwell FKA Caitlin Lewis Robbins, husband and wife

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

Davis Lake Lindsay, a single 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. 32 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to John Benjamin Maxwell and Caitlin Lewis Robbins, husband and wife by Warranty deed from Shannon Cate Vick, a single person of record in Instrument No. 20160119-0004941 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016. Caitlin Lewis Robbins is also known as Caitlin Robbins Maxwell.

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: 721 Branch Creek Road, Nashville, TN 37209

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 used, 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 ___ day of February, 2022.

John Benjamin Maxwell

Caitlin Robbins Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of February, 2022, before me personally appeared John Benjamin Maxwell and Caitlin Robbins Maxwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of February, 2022.

Notary Signature
My commission expires: 9/6/2023

WARRANTY DEED