Karen Johnson Davidson County
Batch# 814790 DEEDWARR
03/03/2022 11:34:09 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220303-0024358

ADDRESS NEW OWNERS and
SEND TAX BILLS:
CONDIT PROPERTIES, LLC
A California Limited Liability Company
150 Dehernardo Lane
Aptos, CA 95003

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
083 05 0 227.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHERRY PEACOCK AND DONNA DECKER CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF BARBARA JOYCE ROBINSON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CONDIT PROPERTIES, LLC, A California Limited Liability Company, hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows; to-wit:
> Being Lot No. 2 in the Plan of the subdivision of Calvin Davis' Lot, part of Block "B", in the F. O. Bixler's Plan in East Nashville, as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.
> Said Lot No. 2 fronts 50 feet on the southerly side of Calvin Avenue and runs back between parallel lines 150 feet to an alley.
> Being the same property conveyed to Barbara Joyce Robinson by Muniment of Title for the Estate of Floyd Eugene Robinson dated August 12, 2010 and recorded October 10, 2016 in Instrument No. 20161007-016588, Register's Office for Davidson County, Tennessee.
> Barbara Joyce Robinson having since died testate September 1, 2021. Pursuant to her Last Will and Testament filed of record in Sumner County Chancery Court, 21PR-512, vesting the property into the Estate. Donna Decker and Sherry Peacock are the Personal Representatives and have full authority to sign on behalf of the Estate.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1103 Calvin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 2 day of March, 2022.

ESTATE OF BARBARA JOYCE ROBINSON

Sherry Peacock

Sherry Peacock, Co-Personal Representative

ESTATE OF BARBARA JOYCE ROBINSON

Donna Decker

Donna Decker, Co-Personal Representative

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared SHERRY PEACOCK AND DONNA DECKER Co-Personal Representatives, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged they are Co-Personal Representatives of the Estate of Barbara Joyce Robinson, the within named bargainor, an Estate, and that they as a Co-Personal Representatives, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by themselves as a Co-Personal Representatives.

Witness my hand and seal at office, this 2nd day of March, 2022.

M Belote

NOTARY PUBLIC

My Commission Expires: 3-25-25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $625,000.00.

Sammy Basteville

AFFIANT

Subscribed to and sworn before me, this the 2 day of March, 2022.

Elizabeth C McDaniel

NOTARY PUBLIC

My Commission Expires: 5-25-22

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