Karen Johnson Davidson County
Batch# 829486 DEEDWARR
03/28/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20220328-0035383

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $477,000

Carmen Coats
Affiant Signature

Subscribed and sworn to before me on this the 15TH Day of MARCH 2022

Eliza Whitfield
Notary Public

My Commission expires _____/_____/_____

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Charles Andrew Robinson and Bertha Judith Romero-Gallo
106 Lakewood Drive
Madison, TN 37115

SEND TAX BILLS TO:
Charles Andrew Robinson and Bertha Judith Romero-Gallo
106 Lakewood Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: Tax ID # 148 02010400

WARRANTY DEED

22NT00136

Effective the 14th Day of March, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John Schweri, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 10 on The Plan of Resubdivision of Reserve Parcel a Century Center Park, of record in Plat Book 5200, page 422, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to John Schweri by Quitclaim Deed from Wall Properties, LLC dated 03/27/2019 recorded 03/28/2019, as Instrument Number 20190328-0028251, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5120 Linbar Dr, Nashville, TN 37211-5029

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 14th day of March, 2022

John Schweri

State of Tennessee }
County of Maury }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John Schweri**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: January 16, 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

"This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein."

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/21/2022 ____ (date of document).

Affiant Signature

03/21/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025