Karen Johnson Davidson County
Batch# 832054 DEEDWARR
03/31/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,764.90
20220331-0037164

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

Affiant Signature

Subscribed and sworn to before me on this the 15th Day of March, 2022

Notary Public

My Commission expires 7/13/2024

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

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 # 14802010200

WARRANTY DEED

22NT00257

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,

Foxwood Properties, LLC

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:

Land in Davidson County, being Lot No. 8 on the Plan of the resubdivision of reserve parcel "A" Century Center Park of record in Plat Book 5200, Page 422, Register's Office to Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Foxwood Properties, LLC by Warranty Deed from Wall Properties, LLC dated 09/14/2020 recorded 09/17/2020, as Instrument Number 20200917-0106667, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5104 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, sole member, Foxwood Properties, LLC

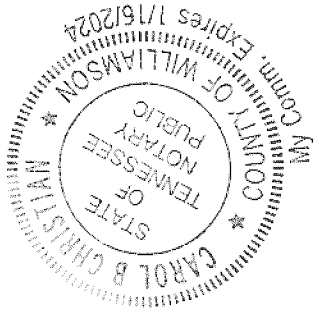
State of Tennessee)
County of Maury)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **John Schweri**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **sole member** of **Foxwood Properties, LLC**, the within named bargainer, a corporation, and that such **sole member**, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 14th day of March, 2022.

Notary Public

My commission expires: 1/16/2024



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 03/24/2022 ____ (date of document).

Affiant Signature

03/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 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