WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

MJ-V-22-640

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Twocan LLC	**NEW OWNER**	
(NAME) **640 Shady Lane**	Karen Johnson Davidson County Batch# 836215 **DEEDWARR** 04/07/2022 03:31:58 PM 2 pgs Fees: $13.00 Taxes: $1,572.50 20220407-0040711	**083-06-0-401.00**
(ADDRESS) **Nashville, TN 37206-1837**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCELLA HOPE ROBINSON AND SHELLEY RENEE ROBINSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TWOCAN LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 1 on the Re-subdivision of Lot No. 64 in Rolling Acres, as of record in book 3500, page 23, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Skyline Drive at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Westerly 235 feet; thence North 2 degrees 30 minutes East 80 feet to the Southerly margin of Eastland Avenue; thence with the same Easterly 210 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Southeasterly 39.3 feet to the Westerly margin of Skyline Drive; thence with the same, South 2 degrees 30 minutes West 55 feet to the beginning.

Being the same property conveyed to Zona B. Robinson by Deed from Floyd E. Robinson and wife, Joyce B. Robinson, as of record in Book 3862, page 72 in the Register's Office for Davidson County, Tennessee.

Zona B. Robinson died, her estate being administered through Davidson County Probate Court, a copy of her Last Will and Testament recorded in Will Book 178, pages 721, in the Office of the Probate Court of Davidson County, Tennessee, devised property to William B. Robinson and Floyd E. Robinson.

Being the same property conveyed to William B. Robinson by Warranty Deed from Floyd E. Robinson, of record in Book 8587, page 37, dated March 30, 1992, said Register's Office.

William Brannon Robinson Sr. having since died testate on or about October 15, 2021. Pursuant to the terms of his Will of record in Docket No. 21 PR-653 in the Chancery Court for Sumner County, Tennessee, a certified copy of which is of record as Instrument No. 20220118-0006487, in the Register's Office for Davidson County, Tennessee, devising subject property to Marcella Hope Robinson and Shelley Renee Robinson.

Being the same property conveyed to Marcella Hope Robinson and Shelley Renee Robinson, as equal tenants in common by Executor's Quitclaim deed from Richard A. Binkley, Executor of the Estate of William B. Robinson of record in Instrument No. 20220125-0009116 Register's Office for Davidson County, Tennessee, dated January 19, 2022 and recorded on January 25, 2022.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **640 Shady Lane, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28 DAY OF MARCH, 2022.

Marcella Hope Robinson

Shelley Renee Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELLA HOPE ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY RENEE ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212