Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 849008 DEEDWARR
05/02/2022 11:05:11 AM 2 pgs
Fees: $13.00 Taxes: $3,096.90
20220502-0050596

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or valu for this transfer is $837,000.00

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Affiant

Subscribed and sworn to before me this 28th day of April, 2022.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason Quevreaux and Jessica Quevreaux 1405 Trace Ridge Lane Nashville, TN 37221	NEW OWNER	155-16-0A-325-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carl B. Robinson, Jr. and Carlene Robinson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Quevreaux and Jessica Quevreaux, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2, on the Plan of Traceside, Section Nine, of record in Instrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl B. Robinson, Jr. and Carlene Robinson, husband and wife, by deed from Russell B. Roberts and Leslie J. Roberts, husband and wife of record in Instrument No. 20131202-0122213, Register's Office for Davidson County, Tennessee, and dated November 26, 2013.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 9236 Page 504 and amended in Book 9435 Page 493 and Book 9677 Page 675 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of Traceside of record in Instrument No. 20000103-0000455 Register's Office for Davidson County, Tennessee.

3. Right of Way Easement of record in Book 3533 Page 299, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Line of record in Book 9306 Page 279 Register's Office for Davidson County, Tennessee.

5. Charter of Traceside Homeowners Association of record in Book 9668 Page 894 Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 9668 Page 899 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1405 Trace Ridge Lane, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of April, 2022.

Carl B. Robinson, Jr.

Carlene Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2022, before me personally appeared Carl B Robinson, Jr. and Carlene Robinson, 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 28th day of April, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY