Karen Johnson Davidson County
Batch# 850317 DEEDWARR
05/04/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220504-0051657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/19/22
(AFFIX SEAL)

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phuoc Lam 301 Demonbreun St. Unit 1411 Nashville, TN 37201	Lend Sure Mortgage Corp 15253 Avenue of Science San Diego, CA 92128	093-06-0A-207-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott Thomas Robertson and Michelle Leduc Robertson, Trustees under the Robertson Marriage Trust dated September 11, 2018**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Phuoc Lam**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1411 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, at seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Michelle Leduc Robertson and Scott Thomas Robertson, wife and husband by Warranty Deed from Eric J. Huemmer, JR. and Michelle P. Huemmer, husband and wife, dated 10/29/2017 and recorded 10/02/2017, of record in Instrument 201710020100278, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Thomas Robertson and Michelle Leduc Robertson, Trustee under the Robertson Marriage Trust dated September 11, 2018 by Quit Claim Deed from Michelle Leduc Robertson and Scott Thomas Robertson, wife and husband, dated 09/11/2018 and recorded 09/19/2018, of record in Instrument 201809190092725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 301 Demonbreun St. Unit 1411, Nashville, TN 37201

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; and we do covenant with the 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, 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 GRANTEES, 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 22nd day of April, 2022.

The Robertson Marriage ~~Trust dated September~~ 11, 2018

BY: _____
Scott Thomas Robertson, Trustee

BY: _____
Michelle Leduc Robertson, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott Thomas Robertson and Michelle Leduc Robertson, Trustees under the Robertson Marriage Trust dated September 11, 2018 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of April, 2022.

_____
Notary Public

My Commission Expires: 10/11/25

20220504005165



Tennessee Certification of Electronic Document

I, Amber Whisner, 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 4/22/22 (date of document).

Amber Whisner
Affiant Signature

4/27/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205040051657