

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $505,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of April, 2022.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Holly Robinson and Dwight Robinson (NAME)	Holly & Dwight Robinson (NAME)	105-10-0C-207.00 CO
760 Wedgewood Park, Unit 207 (ADDRESS)	21691 Shasta Lake Rd. (ADDRESS)	
Nashville, TN 37203	Lake Forest, CA 92630	

Warranty Deed

For and in Consideration of the sum of $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 **Megan Elizabeth Simmons and Tyler Simmons, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Holly Robinson and Dwight Robinson, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 207, together with the appurtenant interest in the common elements of Wedgewood Park, a horizontal property regime established by Master Deed, of record as Instrument No. 20050510-0052804, amended and/or supplemented as Instrument Nos. 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20200930-0112361, and 20211117-0153326, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attatched as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to MEGAN ELIZABETH BROWN, UNMARRIED, by deed from TERESA KATUBIG, MARRIED, of record as Instrument No. 20170301-0020188, dated February 24, 2017, said Register's Office.

Megan Elizabeth Brown having since married Tyler Simmons and is now known as Megan Elizabeth Simmons.

This property is __unimproved _X_improved property known as: 760 Wedgewood Park, Unit 207, Nashville, TN 37203.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 853373 DEEDWARR
05/11/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220511-0053658

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of April, 2022.

Megan Elizabeth Simmons

Megan Elizabeth Simmons

Tyler Simmons

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

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

Witness my hand and official seal, this the 29th day of April, 2022.

Notary Public Stacie Robinson
My Commission Expires: 12/7/24

STACIE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/7/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 29, 2022**.

Affiant Signature

April 29, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

29th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

