# WARRANTY DEED




Karen Johnson Davidson County
Batch# 854170 DEEDWARR
05/12/2022 11:12:38 AM 3 pgs
Fees: $18.00 Taxes: $6,752.13
20220512-0054678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,824,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Robertson 3, 6, and 14, LLC | NEW OWNER | |
| (NAME) 6511 Robertson Avenue, #'s 3,6, & 14 | (NAME) | 090 08 0M 003.00, 090 08 0M 006.00, & 090 08 0M 014.00 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LORI CANALE, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ROBERTSON 3, 6, AND 14, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE EXHIBIT "A"**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 6511 Robertson Avenue, #'s 3,6, & 14, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of May, 2022.

LORI CANALE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 5th day of May, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

## EXHIBIT A

**Land in Davidson County, Tennessee, being Units 3 and 6, and any interest Common Areas and Elements establishing Robertson Close Townhomes, in the Declaration of Covenants, Conditions and Restrictions for Robertson Close Townhomes, A Horizontal Property Regime With Private Elements of record in Instrument Number 20160629-0066195, as amended in Instrument Number 20190725-0073260, and further amended in Instrument Number 20200629-0070338 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Lori Canale, married, by Warranty Deed from Kurio Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20201026-0123890, in the Register's Office of Davidson County, Tennessee, dated October 19, 2020 and recorded on October 26, 2020.**

**This property was never the marital residence of the Grantor.**

**Being part of the same property conveyed to Kurio Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robertson Partners, a Tennessee General Partnership, of record in Instrument No. 20150518-0045298, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.**

**and**

**Land in Davidson County, Tennessee, being Unit 14, and any interest Common Areas and Elements establishing Robertson Close Townhomes, in the Declaration of Covenants, Conditions and Restrictions for Robertson Close Townhomes, A Horizontal Property Regime With Private Elements of record in Instrument Number 20160629-0066195, as amended in Instrument Number 20190725-0073260, and further amended in Instrument Number 20200629-0070338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Lori Canale, by Warranty Deed from Kurio Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20200629-0070356, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.**

**This property was never the marital residence of the Grantor.**

**Being part of the same property conveyed to Kurio Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robertson Partners, a Tennessee General Partnership, of record in Instrument No. 20150518-0045298, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015.**