Karen Johnson Davidson County
Batch# 864523 DEEDWARR
05/27/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220527-0062127

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $322,000.00 Affiant Subscribed and sworn to before me, this 17th day of May, 2022. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miguel Robles **Elsa Robles**	**SWBC Mortgage Corporation,**	**04112004000**
1200 Westchester Dr	9311 San Pedro #100	
Nashville, TN 37207	San Antonio, TX 78216	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 1200 Westchester Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miguel Robles and Elsa Robles

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:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Bellshire Estates, Section 3, of record in Book 2133, Page 112, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 1200 Westchester Dr Trust, by Warranty Deed from Morris D Lee, unmarried, dated March 29, 2022, of record in Instrument No. 20220418-0044070, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Morris D. Lee and wife, Dora O. Lee, by Warranty Deed from James A. Payne, Administrator of the Estate of Fannie Mai Payne, dated August 10, 1995, of record in Book 9761, Page 863, in the Register's Office for Davidson County, Tennessee. Dora O. Lee having since died on April 30, 2017 leaving Morris D. Lee as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1200 Westchester Dr, Nashville, TN 37207.

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 in 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.

_____ Date: 5-17-22
The 1200 Westchester Dr Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 1200 Westchester Dr Trust and that he is authorized by The 1200 Westchester Dr Tust to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of May, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Sophia Padgett, 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 5/17/22.

Date

Affiant Signature

5/17/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of May, 2022.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY