WARRANTY DEED

Karen Johnson Davidson County
Batch# 867046 **DEEDWARR**
06/03/2022 11:52:24 AM 2 pgs
Fees: $13.00 Taxes: $1,141.45

20220603-0064309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Aveneue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0789-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Estate Holdings LLC	Estate Holdings LLC	150-11-0-237.00
(NAME) 1013 Dove Creek Ct	(NAME) 1013 Dove Creek Ct	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eight Thousand Five Hundred And No/100 Dollars ($308,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BILLY J. ROBINSON, JR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ESTATE HOLDINGS LLC,** 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. 405 on the Plan of Final P.U.D. Plan Phase I, Somerset of record in Plat Book 6900, Page (s)690 and 691, 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 Billy J. Robinson Jr. and wife, Tracey A. Robinson by Warranty deed from Paul Greg Whitley of record in Instrument No. 20020709-0082369 Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 09, 2002.

Being the same property conveyed to Billy J. Robinson Jr. by Quit Claim deed from Tracey A. Robinson of record in Instrument No. 20060227-0021992 Register's Office for Davidson County, Tennessee, dated January 17, 2006 and recorded on February 27, 2006.

This is:

unimproved ☐

improved ☒ property, known as 1013 Dove Creek Ct, Antioch, TN 37013

(House No.) (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 our hands this 31st day of May, 2022.

Billy J. Robinson, Jr.

State of Tennessee
County of Davidson

On this 31st day of May, 2022, before me personally appeared Billy J. Robinson, Jr., 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 (or person's) free act and deed.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public

My Commission Expires: 1-3-23

