Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
(615) 269-6626

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1078

Karen Johnson Davidson County
Batch# 868379 DEEDWARR
06/07/2022 11:12:58 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20220607-0065099

BOX 10-A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Robinson, an unmarried man** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Lien,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2, West Nashville Annex of record in Plat Book 5190, Page 318, 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 Joshua Robinson, an unmarried man by Warranty deed from Jerry Earwood, a married man of record in Instrument No. 20141103-0101414 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 03, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6400 Robertson Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
David Lien
6400 Robertson Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
David Lien
2434 Bear Road
Nashville, TN 37215

TAX MAP-PARCEL #:
090-08-0-088.00

WITNESS THE EXECUTION HEREOF this 31st day of May, 2022.

Joshua Robinson

State of Tennessee)
County of Davidson)

On this 31st day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua Robinson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of May, 2022.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025