WARRANTY DEED

Karen Johnson Davidson County
Batch# 871434 DEEDWARR
06/14/2022 01:21:24 PM 5 pgs
Fees: $28.00 Taxes: $296.00

20220614-0067763

DM-DR-22-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Demetris Robinson	**New Owner**	
(NAME)	(NAME)	**039-00-0-291.00 AND 039-00-0-292.00**
1229 Johns Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA MONCHERYL ROBINSON MOTLEY AS TRUSTEE OF THE COREY JENKINS , JR. TRUST AND CYNTHIA MONCHERYL ROBINSON MOTLEY AS TRUSTEE OF THE MARIAH JENKINS TRUST AND CYNTHIA MONCHERYL ROBINSON MOTLEY AS TRUSTEE OF THE CARA JENKINS TRUST AND CYNTHIA MONCHERYL ROBINSON MOTLEY AS DEVISEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEMETRIS ROBINSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PARCEL I:
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1492 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 8; Thence, leaving said Southerly margin of Old Hickory Boulevard, South 26 degrees 50 minutes 36 seconds West 1181.85 feet, to a point in the North line of W. H. Thompson: Thence, with W. H. Thompson, North 67 degrees 28 minutes 29 seconds West 185.53 feet to a point; Thence, leaving W. H. Thompson with the common line between Tracts 8 and 9, North 26 degrees 50 minutes 36 seconds East, 1195.82 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, continuing with the Southerly margin of Old Hickory Boulevard, South 63 degrees 09 minutes 24 seconds East, 185.00 feet to the point of beginning, containing 5.05 acres, more or less.

Together with a non-exclusive easement for ingress & egress over and across the following described property.

Being a 20 foot wide access easement located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly 843 feet, more or less along said margin from the centerline of Whites Creek Pike and being 20.0 feet East of the Northeast corner of Kathy A. Kuhn, of record in Deed Book 7922, Page 142, R.O.D.C.: Thence, leaving said Southerly margin, with the following calls:
South 01 degrees 53 minutes 04 seconds West 238.52 feet to a point;
North 77 degrees 04 minutes 39 seconds West 221 feet to a point;
North 18 degrees 32 minutes 36 seconds East, 155.09 feet to a point;
North 79 degrees 16 minutes 48 seconds West 78.52 feet to a point;
North 57 degrees 35 minutes 14 seconds West 99.37 feet to a point;
North 65 degrees 42 minutes 59 seconds West 98.76 feet to a point;
North 71 degrees 22 minutes 25 seconds West 117.76 feet to a point;
North 75 degrees 28 minutes 30 seconds West 124.57 feet to a point in the east line of Tract No. 8: Thence, with said east line, North 26 degrees 50 minutes 36 seconds East, 20.47 feet to a point; Thence, leaving Tract No. 8 the following calls:
South 75 degrees 28 minutes 30 seconds East, 120.95 feet to a point;

South 71 degrees 22 minutes 25 seconds East, 119.47 feet to a point;
South 65 degrees 42 minutes 59 seconds East, 101.17 feet to a point;
South 57 degrees 35 minutes 14 seconds East, 96.96 feet to a point;
South 79 degrees 16 minutes 48 seconds East, 97.63 feet to a point in the West line of aforementioned Kathy A. Kuhn property;
Thence, with said Kuhn, the following calls:
South 18 degrees 32 minutes 36 seconds West 155.96 feet to a point;
South 77 degrees 04 minutes 39 seconds East, 175.61 feet to a point;
North 01 degrees 53 minutes 04 seconds East, 218.07 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, with said margin and a curve concave to the North having a central angle of 0 degrees 42 minutes 00 seconds, a radius of 1667.02 feet and a chord of South 77 degrees 16 minutes 26 seconds East, 20.36 feet for an arc length of 20.36 feet to the point of beginning, containing 0.51 acres, more or less.

PARCEL II:
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1302 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 7; Thence, leaving said Southerly margin of Old Hickory Boulevard, South 26 degrees 50 minutes 36 seconds West 1167.50 feet, to a point in the North line of W. H. Thompson: Thence, with W. H. Thompson, North 67 degrees 28 minutes 29 seconds West 1190.54 feet to a point; Thence, leaving W. H. Thompson with the common line between Tracts 7 and 8, North 26 degrees 50 minutes 36 seconds East, 1181.85 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, continuing with the Southerly margin of Old Hickory Boulevard, South 63 degrees 09 minutes 24 seconds East, 190.00 feet to the point of beginning, containing 5.12 acres, more or less.

Together with a non-exclusive easement for ingress & egress over and across the following described property.

Being a 20 foot wide access easement located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly 843 feet, more or less along said margin from the centerline of Whites Creek Pike and being 20.0 feet East of the Northeast corner of Kathy A. Kuhn, of record in Deed Book 7922, Page 142, R.O.D.C.:

Thence, leaving said Southerly margin, with the following calls:
South 01 degrees 53 minutes 04 seconds West 238.52 feet to a point;
North 77 degrees 04 minutes 39 seconds West 221 feet to a point;
North 18 degrees 32 minutes 36 seconds East, 155.09 feet to a point;
North 79 degrees 16 minutes 48 seconds West 78.52 feet to a point;
North 57 degrees 35 minutes 14 seconds West 99.37 feet to a point;
North 65 degrees 42 minutes 59 seconds West 98.76 feet to a point;
North 71 degrees 22 minutes 25 seconds West 117.76 feet to a point;
North 75 degrees 28 minutes 30 seconds West 124.57 feet to a point in the east line of Tract No. 8: Thence, with said East line, North 26 degrees 50 minutes 36 seconds East, 20.47 feet to a point; Thence, leaving Tract No. 8 the following calls:
South 75 degrees 28 minutes 30 seconds East, 120.95 feet to a point,
South 71 degrees 22 minutes 25 seconds East, 119.47 feet to a point,
South 65 degrees 42 minutes 59 seconds East, 101.17 feet to a point,
South 57 degrees 35 minutes 14 seconds East, 96.96 feet to a point,
South 79 degrees 16 minutes 48 seconds East, 97.63 feet to a point in the West line of aforementioned Kathy A. Kuhn property;
Thence, with said Kuhn, the following calls:
South 18 degrees 32 minutes 36 seconds West 155.96 feet to a point,
South 77 degrees 04 minutes 39 seconds East, 175.61 feet to a point,
North 01 degrees 53 minutes 04 seconds East, 218.07 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, with said margin and a curve concave to the North having a central angle of 0 degrees 42 minutes 00 seconds, a radius of 1667.02 feet and a chord of South 77 degrees 16 minutes 26 seconds East, 20.36 feet for an arc length of 20.36 feet to the point of beginning, containing 0.51 acres, more or less.

PARCEL I:
Being a portion of the same property conveyed to Cynthia Moncheryl Robinson Motley a one-third (1/3) interest, Demetris Antwaun Robinson a one-third (1/3) interest, Cynthia Moncheryl Robinson Motley as Trustee of the Mariah Jenkins Trust a one-ninth (1/9) interest, Cynthia Moncheryl Robinson Motley as Trustee of the Corey Jenkins , Jr. Trust a one-ninth (1/9) interest and Cynthia Moncheryl Robinson Motley as Trustee of the Cara Jenkins Trust a one-ninth (1/9) interest by Executor's Quitclaim Deed from Gwen Dailey Jones, Executor of the Estate of Edith Jean Robinson, deceased, of record in Instrument No. 20131104-0114485 Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on November 04, 2013.

PARCEL II:
Being a portion of the same property conveyed to Cynthia Moncheryl Robinson Motley a one-third (1/3) interest, Demetris Antwaun Robinson a one-third (1/3) interest, Cynthia Moncheryl Robinson Motley as Trustee of the Mariah Jenkins Trust a one-ninth (1/9) interest, Cynthia Moncheryl Robinson Motley as Trustee of the Corey Jenkins , Jr. Trust a one-ninth (1/9) interest and Cynthia Moncheryl Robinson Motley as

Trustee of the Cara Jenkins Trust a one-ninth (1/9) interest by Executor's Quitclaim Deed from Gwen Dailey Jones, Executor of the Estate of Edith Jean Robinson, deceased, of record in Instrument No. 20131104-0114484 Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on November 04, 2013.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to those matters according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996.
- Restrictions of record in Book 10066, Page 561, and Book 10066, Page 555, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easements of record in Book 756, Page 542, and Book 875, Page 12, in the Register's Office for Davidson County.
- Rights of others to use a non-exclusive 20' wide access easement for ingress and egress purposes as described in deed of record in Book 10066, Page 561, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Subject to the flow of any creeks, streams, or branches across subject property.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Old Hickory Blvd, Whites Creek, Tennessee 37189**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF JUNE, 2022.

Cynthia Moncheryl Robinson Motley as Trustee of the Corey Jenkins , Jr. Trust

BY: Cynthia Moncheryl Robinson Motley Trustee
Cynthia Moncheryl Robinson Motley
Trustee

Cynthia Moncheryl Robinson Motley as Trustee of the Mariah Jenkins Trust

BY: Cynthia Moncheryl Robinson Motley Trustee
Cynthia Moncheryl Robinson Motley
Trustee

Cynthia Moncheryl Robinson Motley as Trustee of the Cara Jenkins Trust

BY: Cynthia Moncheryl Robinson Motley Trustee
Cynthia Moncheryl Robinson Motley
Trustee

Cynthia Moncheryl Robinson Motley Trustee
Cynthia Moncheryl Robinson Motley
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA MONCHERYL ROBINSON MOTLEY, TRUSTEE of CYNTHIA MONCHERYL ROBINSON MOTLEY AS TRUSTEE OF THE COREY JENKINS , JR. TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2022.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA MONCHERYL ROBINSON MOTLEY, TRUSTEE of CYNTHIA MONCHERYL ROBINSON MOTLEY AS TRUSTEE OF THE MARIAH JENKINS TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2022.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA MONCHERYL ROBINSON MOTLEY, TRUSTEE of CYNTHIA MONCHERYL ROBINSON MOTLEY AS TRUSTEE OF THE CARA JENKINS TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2022.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of June, 2022.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212