Karen Johnson Davidson County
Batch# 873364 DEEDWARR
06/17/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20220617-0069370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2022

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

MST 2022-0706

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ameisha Robinson	New Owner	135-08-0A-809.00-CO
(NAME)	(NAME)	
809 Longhunter Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	<CITY) {STATE) IZIPI	

FOR AND CONSIDERATION OF TIIE 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, WE, **G Square Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY TIIESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arneisha Marie Robinson**, unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Condo: Land Located in Davidson County, Tennessee, Being More Particularly Described as Follows:

Being All of Unit No 809, on the Plan of Nashboro Village, Created Under Title 66, Chapter 27, Sections 101, Et Seq., as Amended, Tennessee Code Annotated, and as Established by a Master Deed of Record in Plat Book 5333, Page 957, Registers Office for Davidson County, Tennessee, Together With the Undivided Percentage Interest in the Common Elements Appurtenant to Said Unit as Set Forth in Exhibit A-1 of Said Master Deed. Reference is, Hereby Made to the Plat of N ashboro Village Condominium, for a More Complete Identification and description of Said Unit as of Record in Plat Book 5200, Page 80, Registers Office for Davidson County, Tennessee, to Which Plan is Hereby Made for a More Complete and Accurate Legal Description.

Being the same property conveyed to G Square Properties, LLC, a Tennessee limited liability company by Special Warranty deed from The Bank of New York Mellon Trust Company National Association FKA the Bank of New York Trust Company N.A as successor to JPMorgan Chase Bank, N.A, as Trustee for Residential Asset Mortgage Products, Inc Mortgage Asset-Backed Pass-Through Certificates Series 2006-RS4 of record in Instrument No. 20141016-0095682 Register's Office for Davidson County, Tennessee, dated October 08, 2014 and recorded on October 16, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 85, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, supplemented in Book 5469, Page 840, Register's Office for Davidson County, Tennessee. Charter of Nashboro Village Nineteen Homeowner's Association of record in Book 5344, Page 959 and Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee. Overhead Line Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Nashboro Village Homeowner's Association of record in Book 8524, Page 546, in the Register's Office for Davidson County, Tennessee Easement of record in Book 4821, Page 105, Book 4915, Page 78 and Book 4915, Page 80, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20170717-0071705, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 809 Longhunter Court, Nashville, TN 37217
(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/our hand(s) this 7th DAY OF JUNE, 2022.

G Square Properties, LLC, a Tennessee limited liability company

BY: Gabriel Guzman, Manager

Gabriel Guzman, Manager

STATE OF TENNESSEE

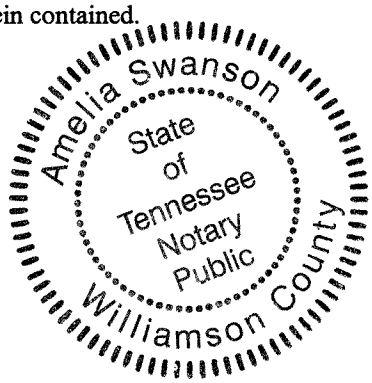
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gabriel Guzman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Manager of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of June, 2022.

Notary Public

My commission expires: 4/24/2023



Certificate of Authenticity

I, Megan Millsap, 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 6.8.22.

Date

Affiant Signature

6.8.22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

