Karen Johnson Davidson County
Batch# 875229 DEEDWARR
06/22/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20220622-0070882

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17483-LV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $336,000.00.

Affiant

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7th day of June, 2022.

Notary Public
My Commission Expires: 2/9/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ian McAlpine Robinson, Sarah Robinson, and Paul Robinson 508 Spring Garden Ct Antioch, TN 37013	New Owner	150 11 0 190.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **John F. Pratt, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ian Robinson, unmarried man and Paul Robinson and Sarah Robinson, husband and wife**, hereinafter called the Grantee(s), 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. 309 on the Plan of Section Four-A Towne Village of the Country, of record in Book 6250, Page 20, Register's office for said County.

Said Lot No. 309 fronts 63 feet on the Southerly line and extends back 133.14 feet on the Westerly line and 126.26 feet on the Easterly line to a broken line in the rear measuring 92.91 feet thereon.

Being the same property conveyed to John F. Pratt, by Warranty Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8951, Page 546, in the Register's Office of Davidson County, Tennessee, dated May 14, 1993 and recorded on May 18, 1993.

Subject property is investment property. It is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **508 Spring Garden Court, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2022.

GRANTOR:

John F. Pratt

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John F. Pratt, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

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

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 6/7/22 (date of document).

Affiant Signature

6/9/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

