WARRANTY DEED

Karen Johnson Davidson County
Batch# 876257 DEEDWARR
06/23/2022 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,626.15
20220623-0071777

W-BMR-22-219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/14/2026

(AFFIX SEAL)

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD 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)
Gaurav Shetty	**NEW OWNER**	
(NAME)	(NAME)	**162-10-0-220.00**
219 Ash Grove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MOLLY ROBINSON AND JOHN A. ROBINSON, III, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAURAV SHETTY, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section Four, Hickory View, of record in Plat Book 6900, Page 373, 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 Molly Robinson and John Robinson, III, wife and husband by QuitClaim Deed from Molly Robinson and John Robinson, III, wife and husband and John Robinson, a married man of record in Instrument No. 20200629-0069871 Register's omce for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 29, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 373, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7322, Page 278, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5738, Page 619, Book 5738, Page 634 and in Book 7893, Page 427.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **219 Ash Grove Drive, Nashville, Tennessee 37211**.

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 16th DAY OF JUNE, 2022.

Molly Robinson by John Gleaves Attorney in Fact

Molly Robinson by John Gleaves
Attorney in Fact

John A. Robinson III by John Gleaves Attorney in Fact

John A. Robinson, III by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MOLLY ROBINSON AND JOHN A. ROBINSON, III, and who acknowledged he/she/they executed the same as the free act and deed of the said MOLLY ROBINSON AND JOHN A. ROBINSON, III.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 16, 2022**.

Date

Affiant Signature

06/16/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **16th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY