Karen Johnson Davidson County
Batch# 877836 DEEDWARR
06/24/2022 03:17:09 PM 5 pgs
Fees: $28.00 Taxes: $2,016.50
20220624-0072755

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO's.: |
|---|---|---|
| TK Cliff Associates, LLC<br>1822 A 11th Avenue N<br>Nashville, TN 37208 | SAME | 070-13-0-167.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KELLY EDWARD ROBINSON, TRUSTEE of the KELLY EDWARD ROBINSON TRUST NO. 1 u/a/d/ April 4, 2018** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TK CLIFF ASSOCIATES, LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of the Grantor.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 22 day of June, 2022.

Kelly Edward Robinson

KELLY EDWARD ROBINSON, TRUSTEE of the KELLY EDWARD ROBINSON TRUST NO. 1 u/a/d/ April 4, 2018

STATE OF MICHIGAN )
COUNTY OF Ingham )

Personally appeared before me, a Notary Public, KELLY EDWARD ROBINSON, Trustee, the within named bargainor, 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 within instrument for the purposes herein contained.

Witness my hand, at office, this 22nd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 3/22/24

ARKADIY VARTAZARYAN
Notary Public – State of Michigan
County of Eaton
My Commission Expires Mar 22, 2024
Acting in the County of Ingham

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $545,000.00.

Affiant

Subscribed and sworn before me this 23rd day of June, 2022.

NOTARY PUBLIC

My Commission Expires:

KIMBERLY DALY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

**EXHIBIT "A"**
**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cliff View Subdivision of record in Plat at Instrument No. 20190321-0025680, 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 a portion of the same property conveyed to Kelly Edward Robinson, Trustee of the Kelly Edward Robinson Trust No. 1 u/a/d/ April 4, 2018 by Quitclaim Deed from Kelly Edward Robinson of record in Instrument No. 20180501-0041308 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on May 1, 2018.

Being the same property conveyed to Kelly Edward Robinson, by Quit Claim Deed from John R. Robinson, of record in Instrument No. 20110323-0022690, in the Register's Office for Davidson County, Tennessee, dated March 23, 2011, and recorded on March 23, 2011.

Being the same property conveyed to John R. Robinson, by Quit Claim Deed from Will R. Robinson, of record in Instrument No. 20091117-0106003, in the Register's Office for Davidson County, Tennessee, dated October 29, 2007, and recorded on November 17, 2009.

Being the same property conveyed to Will Robinson, by Special Warranty Deed from Countrywide Home Loans, Inc., of record in Book 11749, Page 397, in the Register's Office for Davidson County, Tennessee, dated November 5, 1999, and recorded on November 19, 1999.

**EXHIBIT "B"**
**Permitted Exceptions**

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20190321-0025680, Register's Office of Davidson County, Tennessee.

3. Warranty Deed of Flowage Easement of record in Book 2149, Page 343, in the Register's Office for Davidson County, Tennessee