THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4746-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,455,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2022. Notary Public MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 884321 DEEDWARR
07/06/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $5,383.50
20220706-0077593

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
6305 Robin Hill, LLC	New Owner	
615 Napoleon Ave		115-15-0-076.00
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE 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,**Charlotte Anne Richey Hamrick, Co-Trustee of The Charlotte Anne Richey Hamrick Revocable Trust Dated April 1, 2016**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6305 Robin Hill, LLC., a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, 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. 93 on the Map of West Meade Farms, Inc., Section "E", as of record in Book 1835, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No 93 fronts 145 feet on the southerly side of Robin Hill Road and runs back between lines, 377 feet on the easterly line and 372.1 feet on the westerly line to a dead line in the rear on which it measures 145.1 feet.

Being the same property conveyed John W. Richey and wife, Frances D. Richey to by Warranty deed from John T. Hargis and wife, Elizabeth D. Hargis of record in Book 2107, page 609, Register's Office for Davidson County, Tennessee, dated January 28, 1953 and recorded on January 29, 1953.

Said John W. Richey deceased.

Being the same property conveyed to Charlotte Anne Hamrick and spouse, Billy E. Hamrick by Quitclaim deed from Frances D. Richey, an unremarried of record in Instrument No. 20070205-0014445 Register's Office for Davidson County, Tennessee, dated April 08, 2003 and recorded on February 05, 2007.

Being the same property conveyed to Charlotte Anne Richey Hamrick And Lea Anne Woodard, Co-Trustees Of The Charlotte Anne Richey Hamrick Revocable Trust Dated April 1, 2016 by Quitclaim deed from Charlotte Anne Richey Hamrick of record in Instrument No. 20160404-0031467 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 04, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6305 Robin Hill Road, Nashville, TN 37205**

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 our hands this the 15 day of June, 2022.

The Charlotte Anne Richey Hamrick Revocable Trust Dated April 1, 2016

BY: Charlotte Anne Richey Hamrick, Co-Trustee
Charlotte Anne Richey Hamrick, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlotte Anne Richey Hamrick, Co-Trustee,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of June, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 6/29/22.

Affiant Signature

6/29/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY