Karen Johnson Davidson County
Batch# 890165 DEEDWARR
07/18/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20220718-0081965

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-3159

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of July, 2022

Notary Public

Commission Expires: 9-2-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary J. Robinson 428 English Ivy Drive Nashville, TN 37211	First Bank 722 Columbia Ave Franklin, TN 37064	161 11 0D 065.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kevin Dole and Chelsea Fitzgerald-Dole, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary J. Robinson, an unmarried woman

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:

Being Lot No. 65, Building L on the Plan of Phase VII for Villages of Brentwood of record in Plat Book 6900, Page 777, 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 by Warranty Deed from Nicholas James McCoy and Mary Kathryn McCoy, husband and wife, to Chelsea M. Fitzgerald, an unmarried woman, and Kevin O. Dale, an unmarried man, joint tenants with right of survivorship, recorded July 25, 2018, as Instrument No. 20180725-0072546 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Kevin Dole, aka Kevin O. Dole and Chelsea Fitzgerald-Dole, fka Chelsea M. Fitzgerald, Husband and Wife, to Kevin Dole and Chelsea Fitzgerald-Dole, Husband and Wife, recorded June 18, 2021, as Instrument No. 20210618-0082778 in Davidson County, Tennessee Register of Deeds.

FOR INFORMATIONAL PURPOSES ONLY: Commonly Known As: 428 English Ivy Drive, Nashville, TN 37211

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 428 English Ivy Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 14th day of July, 2022.

Kevin Dole

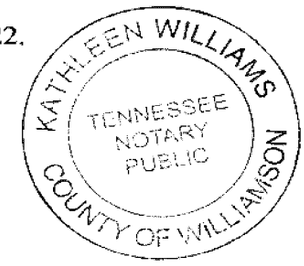
Chelsea Fitzgerald-Dole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2022, before me personally appeared Kevin Dole and Chelsea Fitzgerald-Dole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2022.

Notary Signature
My commission expires 5-23-23



Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 July 18, 2022 (date of document).

Affiant Signature

July 18, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025