WHEN RECOREDED MAIL TO:
TIMIOS, INC
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Karen Johnson Davidson County
Batch# 902016 DEEDWARR
08/11/2022 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,028.60
20220811-0091381

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ROBERT KENNETH CARVER JR AND VIVIAN MOLINARES CARVER | ROBERT KENNETH CARVER JR AND VIVIAN MOLINARES CARVER | 061-12-0-200 |
| 1156 GREENLAND AVE NASHVILLE, TN 37216 | 1156 GREENLAND AVE NASHVILLE, TN 37216 | |

For good consideration, I (We) **ROBERT CARVER AND WIFE, CAROL ANN CARVER** whose mailing address is 1141 GREENLAND AVE, NASHVILLE, TN 37216, hereby bargain, deed and convey to **ROBERT KENNETH CARVER JR AND VIVIAN MOLINARES CARVER, AS HUSBAND AND WIFE** whose mailing address is 1156 GREENLAND AVE, NASHVILLE, TN 37216, the following described land in DAVIDSON County, to wit:

**A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

**BEING THE EASTERLY 66 FEET FRONT AND 23.6 FEET REAR OF LOT NO. 26, AND THE WESTERLY 2 FEET OF LOT NO. 28 ON THE MAP OF THE SUBDIVISION OF PART OF THE GREENLAND TRACT AS OF RECORD IN BOOK 421, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.SAID PARTS OF LOTS 26 AND 28 FRONT TOGETHER 68 FEET ON THE SOUTHERLY SIDE OF GREENLAND AVENUE AND RUN BACK FROM THE CENTER OF SAID AVENUE 440 FEET ON THE EASTERLY LINE AND 441.1 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 25.6 FEET THEREON.**

BEING THE SAME PROPERTY CONVEYED TO ROBERT CARVER AND WIFE, CAROL ANN CARVER BY DEED FROM ROBERT OGLE AND WIFE, BARBARA L. OGLE RECORDED 08/02/2004 IN DEED INSTRUMENT NO. 20040802-0092265, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 061-12-0-200

Property Address: 1156 GREENLAND AVE, NASHVILLE, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 9 day of August, 2022.

ROBERT CARVER

CAROL ANN CARVER

STATE OF Tennessee )
) SS.
COUNTY OF Davidson )

On this 9 day of August, 2022, before me personally appeared ROBERT CARVER CAROL ANN CARVER, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/28/2024

**VALUATION AFFIDAVIT**

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $278,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Robert K. Carver Jr.
ROBERT CARVER - Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9 day of August, 20 22.

Nashon Fondren
Notary Public
My Commission Expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
ROBERT KENNETH CARVER JR AND VIVIAN MOLINARES CARVER
1156 GREENLAND AVE
NASHVILLE, TN 37216

Name and Address of property owner:
ROBERT KENNETH CARVER JR AND VIVIAN MOLINARES CARVER
1156 GREENLAND AVE
NASHVILLE, TN 37216

**Tennessee Certification of Electronic Document**

I, Rana Nasrallah 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 8/9/2022 (date of document).

Affiant Signature

8/11/2022
Date

State of CA

County of Los Angeles

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1