WARRANTY DEED

Karen Johnson Davidson County
Batch# 910705 DEEDWARR
08/31/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220831-0098222

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Kelsey Pitman
AFFIANT

Subscribed and sworn to before me this the 29th day of August, 2022.

Kristi McCoy
NOTARY PUBLIC

My commission expires: 3/25/23

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1095 DIAZ

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Rozeta Diaz and Gomer Felipe Diaz Moya	Same as new owner	
(NAME)	(NAME)	161-06-0-213.00
731 Tobylynn Drive		
(ADDRESS)	(ADDRESS)	
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, I, **Cheryl Jean Robinson n/k/a Cheryl Jean White**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Rozeta Diaz and Gomer Felipe Diaz Moya, wife and husband,** 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 Number 159 on the Plan of Section Two, Huntington Park, of record in Plat Book 4175 at page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John R. Robinson and wife, Cheryl J. Robinson by Warranty deed from Steven Scott Leake and wife, Carla W. Leake of record in Book 9309, page 738, Register's Office for Davidson County, Tennessee, dated April 08, 1994 and recorded on April 12, 1994.

Being the same property conveyed to Cheryl Jean Robinson (also known as Cheryl J. Robinson) by Quitclaim deed from John Robert Robinson (also known as John R. Robinson) of record in Instrument No. 20050622-0071642 Register's Office for Davidson County, Tennessee, dated June 22, 2005 and recorded on June 22, 2005. Cheryl Jean Robinson having since married, is now known as Cheryl Jean White. This is not the principal marital residence of the Grantor described herein.

DESIGNATED as Tax ID: 161-06-0-213.00

This is unimproved ☐ improved ☒ property known as 731 Tobylynn Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this the 29th day of August, 2022.

Cheryl Jean Robinson n/k/a Cheryl Jean White

Cheryl Jean Robinson n/k/a Cheryl Jean White

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Cheryl Jean Robinson n/k/a Cheryl Jean White**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 29th day of August, 2022.

Kristi M

Notary Public

My Commission Expires:

3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, **Kristi McCoy**, 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 **August 29, 2022.**

Kristi McCoy 8/29/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **August 29, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

