WARRANTY DEED

Karen Johnson Davidson County
Batch# 912037 DEEDWARR
09/02/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220902-0099308

File No. EM-22-3119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 2/12/23

(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl B. Robinson, Jr. and Carlene Robinson	Same	
(NAME)	(NAME)	
9013 Sawyer Brown Road		142-09-0H-111.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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/we, **Adelaide Nicholson, an umarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl B. Robinson, Jr. and Carlene Robinson, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 9013, in River Plantation, Section IX, Phase II D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II D, Condominium Apartments, record in Book 7900, Page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation documents of record in Book 8844, Page 642, as amended in Book 8975, Page 89, Register's Office for Davidson County, Tennessee, to which reference hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642 as amended in Book 8975, Page 89, Register's Office for said County.

Being the same property conveyed to Adelaide Nicholson, an unmarried woman by Warranty Deed from Thomas I. Carlton, Jr., Executor of the Estate of Philip M. Breen of record in Instrument No. 20160622-0063468 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 22, 2016.

This is property more commonly known as 9013 Sawyer Brown Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 2nd day of September, 2022.

Adelaide Nicholson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared Adelaide Nicholson, 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 2nd day of September, 2022.

Notary Signature
My commission expires: 3-3-24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Sheri Engel, 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 this 2nd day of September, 2022

Sheri Engel

Dated 9/2/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of September, 2022

My commission expires: 2/1/2023

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY