Name and Address of New Owner:
Jonathan Marzolla and Lauren Marzolla
219 Stirton Road
Nashville, TN 37210

Send Tax Bills To:
120 Broadway 5th Floor
New York, NY 10271

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: Property 1:
147-06-0-122.00

Karen Johnson Davidson County
Batch# 929525 DEEDWARR
10/14/2022 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20221014-0112628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen Robinson, an unmarried man, and Alexis Robinson, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Marzolla and Lauren Marzolla,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Caldwell Hall, Section One (Revised), of record in Plat Book 2900, Page (s) 57 through 59, inclusive, 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 to Sarin G. Kuruvilla and Rebecca A. Kuruvilla, husband and wife by Warranty deed from MRD Holdings, LLC, a Missouri limited liability company, of record in Instrument No. 20090409-0032410 Register's Office for Davidson County, Tennessee, dated March 27, 2009 and recorded on April 09, 2009.

Being the same property conveyed to Stephen Robinson and Alexis Robinson, husband and wife, by Warranty Deed from Sarin G. Kuruvilla and Rebecca A. Kuruvilla, husband and wife, of record in Instrument No. 20210831-0117281 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on August 31, 2021.

On August 24, 2022, in the Fourth Circuit Court of Davidson County, Tennessee, Case No. 22D-864, Stephen Andrew Robinson was granted an absolute divorce from Alexis Marina Robinson. In the Marital Dissolution Agreement, approved by the court and incorporated into the Final Divorce Decree, the parties agreed to sell this property and equally divide the proceeds.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of October, 2022.

_____(SEAL)
Stephen Robinson

_____(SEAL)
Alexis Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Robinson and Alexis Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2022.

Carol M Holmes
Notary Public
My commission expires: 2/19/24

Carol M Holmes State Of Tennessee Notary Public County of Rutherford

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Toni Belyea
(Affiant)

Sworn to and subscribed before me this
13th day of October, 2022.

Carol M Holmes
Notary Public
My commission expires: 2/19/24

Carol M Holmes State Of Tennessee Notary Public County of Rutherford

File No. EC-22-66

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-13-22.

Affiant Signature

10.13.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13 day of October, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON