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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 221042812**<br><br>Karen Johnson Davidson County<br>Batch# 938443 DEEDWARR<br>11/07/2022 10:26:25 AM 2 pgs<br>Fees: $13.00 Taxes: $2,075.70<br>20221107-0119455 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $561,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of November, 2022.<br><br>Notary Public<br>My Commission Expires: |

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

## WARRANTY DEED

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| Address New Owner:<br>Joel L. Plunkett and Laura C. Plunkett<br>3803D Woodmont Lane<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>116 12 0B 004.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia G. Robinson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel L. Plunkett and Laura C. Plunkett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. D of Auburn Terrace, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Auburn Terrace, a Horizontal Property Regime, of record in Book 5513, Page 136, and as amended in Book 5556, Page 311, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Julia G. Robinson, unmarried, by Warranty Deed from Lori A. Dodd, unmarried, of record in Instrument No. 20060428-0048858, in the Register's Office of Davidson County, Tennessee, dated April 27, 2006 and recorded on April 28, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Resubd. Lot 2 & Part Lot 3 Block "H" Woodmont Lane Homesites, as recorded in Plat Book 5190, Page(s) 277.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5513, Page 136, as amended in Book 5556, Page 311.

This is improved property located at 3803D Woodmont Lane Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of November, 2022.

Julia G. Robinson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia G. Robinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2022.

Notary Public
My Commission Expires: _____

