This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19452-DJ

Karen Johnson Davidson County
Batch# 939427 DEEDWARR
11/09/2022 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,001.70
20221109-0120038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $541,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Richard Mahan and Robin Jennifer Gibbons 2717 Overhill Circle Nashville TN 37214	SWBC Mortgage Corporation 9311 San Pedro Ave Suite 100 San Antonio, TX 78216	095-04-0-214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeanine C. Robinson and Forest S. Robinson, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Richard Mahan, and Robin Jennifer Gibbons, both unmarried, as joint tenants with rights of survivorship** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 29 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, as of record in Book 843, page 16, of the Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 29 fronts 100 feet on the northerly side of Overhill Drive and runs back 367.4 feet on the westerly line and 372 feet, more or less, on the easterly line, to a dead-line measuring 62 1/2 feet, thereon.

Being the same property conveyed to Jeanine C. Robinson and Forest S. Robinson, wife and husband by Warranty Deed from Lauralynn Ruth Chrisley, dated June 3, 2020, recorded June 15, 2020, of record in Instrument No. 20200615-0061204, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2717 Overhill Circle, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 7th day of November, 2022.

GRANTOR:

Jeanine C. Robinson

Forest S. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeanine C. Robinson and Forest S. Robinson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of November, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202211090120038

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/08/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/08/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 **day of** November, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM