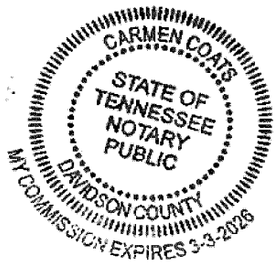
Karen Johnson Davidson County
Batch# 946973 DEEDWARR
12/02/2022 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221202-0126176

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00 Affiant Subscribed and sworn to before me, this the 28th day of November 2022. Notary Public My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Edward Robinson Kristy Renee Robinson	NEW OWNER	104-12-0-114.00
1933 20th Ave. South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DUAL HOLDINGS, LLC A TENNESSEE LIMITED LIABLITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT EDWARD ROBINSON AND KRISTY RENEE ROBSINSON TRUSTEES OF THE ROBINSON REVOCABLE TRUST, DATED THE 6TH DAY OF FEBRUARY, 2018 AND ANY AMENDMENT THERETO,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MOORE COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SR
KR

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of plan of Christopher and Kirkman's Belmont Park Addition of record in Plat Book 57, Page 158, 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 Dual Holdings, LLC by Warranty Deed from Andrea Beaudet, unmarried, of record in Instrument No. 20200817-00961620, Register's Office for Davidson County, Tennessee, dated August 13, 2022 and recorded on August 17, 2020.

The address of the herein described property is believed to be **1933 20th Avenue South, Nashville, TN 37212**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of

any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of NOVEMBER, 2022.

Dual Holdings, LLC
A Tennessee Limited Liability Company

Scott Robinson
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jatin A. Shah of the state and county mentioned, personally appeared Scott Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Dual Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Robinson as the Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal this 28th day of NOVEMBER, 2022.

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 2, 2022 (date of document).

Affiant Signature

December 2, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023