Karen Johnson Davidson County
Batch# 948658 DEEDWARR
12/07/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20221207-0127360

WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

G-VRES-22-505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin B. Robinette and Maria C. Robinette	Same as owner	
(NAME)	(NAME)	**171-08-0F-002.00CO**
505 Green Apple Turn		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4730		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH PREMO, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN B. ROBINETTE AND MARIA C. ROBINETTE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 501 Green Apple Turn, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170823-0086793, 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 Kenneth Premo by Warranty Deed from Ryan Heath Carver, married, of record in Instrument No. 20210702-0090089, Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 02, 2021.
Being a portion of the same property conveyed to Ryan Heath Carver, an unmarried man, by Warranty Deed from David W. Talley, unmarried, of record in Instrument No. 20131015-0107837, Register's Office for Davidson County, Tennessee, dated October 11, 2013 and recorded on October 15, 2013.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 128, as amended in Instrument No. 20160913-0096128, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5390, Page 306, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 501 Green Apple Turn, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20170823-0086793, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 501 Green Apple Turn HOA, Inc. of record in Instrument Number 20170823-0086792, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 501 Green Apple Turn, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170823-0086793, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **505 Green Apple Turn, Brentwood, Tennessee 37027-4730**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th DAY OF DECEMBER, 2022.

Kenneth Premo by Logan Bell, Attorney in Fact
Kenneth Premo by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KENNETH PREMO, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH PREMO.

Witness my hand and official seal, this the 5th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 5, 2022.

Signature
Date: December 5, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 5th day of December, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025