Karen Johnson Davidson County
Batch# 951915 DEEDWARR
12/15/2022 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20221215-0129981

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4708

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Subscribed & sworn to before me, this _____ day of _____, 202_

Notary Public

My Commission Expires: 6/2/25

Property Address: 413 Hunters Path Court, Hermitage, TN 37076 **Map/Parcel Number:** 086-03-0A-027-00	**Name & Address of New Owner** Music City Financial LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214	**Send Tax Bills To:** Music City Financial LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **13th day of December, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Maxine Robinson, Administrator of The Estate of James Earl Robinson Jr.,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Summit Run, Phase Two, a Planned Unit Development, as of record in Plat Book 9700, Page 660, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James E. Robinson, an unmarried man, by Warranty Deed from Joseph Saladino III and wife, Pamela J. Saladino, of record in Instrument No. 20091207-0111596, in the Register's Office of Davidson County, Tennessee, dated November 23, 2009 and recorded on December 7, 2009. The said James E. Robinson having since died, intestate, on May 18, 2021, Maxine Robinson was appointed the Administrator of the Estate of James E. Robinson and conveys subject property herein in accordance with Order Bringing Real Estate into Probate Estate and Approving Contract for Sale of Real Estate in The Circuit Court of Davidson County, Tennessee (Probate Division) at Docket No. 21P2382.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 9th day of December 2022

GRANTOR:

The Estate of James E. Robinson

By: Maxine Robinson
Maxine Robinson, Administrator

STATE OF TENNESSEE
COUNTY OF Shelby

On this 9th **day of** Dec**, 2022, before me personally appeared Maxine Robinson, Administrator of The Estate of James E. Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 9th **day of** Dec**, 2022.**

Notary Signature
My commission expires: 6/2/25

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Tennessee Certification of Electronic Document

I, R. Alan Alsobrook, 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 9, 2022 (date of document).

Affiant Signature

12/15/2022
Date

State of Tennesee

County of Shelby

Sworn to and subscribed before me this 15th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

