Karen Johnson Davidson County
Batch# 956098 DEEDWARR
12/29/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221229-0133580

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

04-NSH22-05203

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Robinson 7323 Ole Nottingham Drive Antioch, TN 37013-8105	New Owner	151-10-0A-271-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **A Kay Steadman**, **unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Branden Robinson**, **a single man** hereinafter called the Grantees, their successors 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 Lot No. 119 on the Plan of Phase 3, Villages of Long Hunter PUD of record in Plat at Instrument No. 20030707-0093205, 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 A. Kay Steadman, unmarried, by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20040405-0038299, Register's Office for Davidson County, Tennessee, dated March 26, 2004 and recorded on April 05, 2004. (Value of consideration shown in aforementioned deed $115,788.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7323 Ole Nottingham Drive, Antioch, TN 37013-8105

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 27th day of December, 2022

A. Kay Steadman
A Kay Steadman

STATE OF ~~TENNESSEE~~ PA

COUNTY OF Tioga

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named A Kay Steadman, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Lawrenceville, PA, ~~Tennessee,~~ this 27th day of December, 2022.

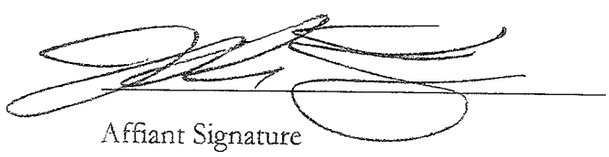
Notary Public

My Commission Expires: 08-01-2025

Commonwealth of Pennsylvania - Notary Seal
BARBARA LA RICHARDS - Notary Public
Tioga County
My Commission Expires August 1, 2025
Commission Number 1137281

Certificate of Authenticity

I, Joshua A. Terry, 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 12/27/2022.



Affiant Signature

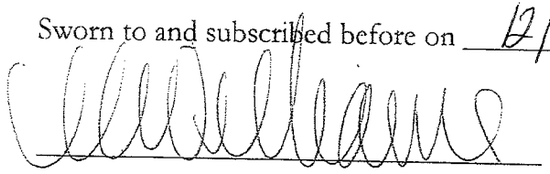
12/29/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/29/2022.



Notary Public



My Commission Expires: 5.23.23