Karen Johnson Davidson County
Batch# 973752 DEEDWARR
02/23/2023 01:58:07 PM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20230223-0012914

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Joseph Scarborough, Jr. and Catherine Scarborough, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Robinson and Jayne Robinson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of Lot No. 98 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Manor Tract, of record in Plat Book 421, Page 100, 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 Charles Joseph Scarborough, Jr., and Catherine Scarborough, husband and wife by Warranty deed from Daniel Michael Ruberg and Molly Ruberg, husband and wife of record in Instrument No. 20181211-0120609 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 11, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 134 Woodmont Boulevard, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Andrew Robinson **Jayne Robinson** **703 Davidson Road** **Nashville, TN 37205**	**NEW OWNER**	**116-03-0-118.00**

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2023.

Charles Joseph Scarborough, Jr

Catherine Scarborough

State of Tennessee)
County of Davidson)

On this 22nd day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles Joseph Scarborough, Jr and Catherine Scarborough, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

COUNTY OF DAVIDSON ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 780,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of February, 2023.

Notary Public

My Commission Expires: 3/3/26

COUNTY OF DAVIDSON ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC