THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 973881 DEEDWARR
02/24/2023 09:42:44 AM 2 pgs
Fees: $13.00 Taxes: $2,786.10
20230224-0013094

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Alexis Kirk 1133 Sparta Road Nashville, TN 37205	LoanDepot.com, LLC 6561 Irvine Center Dr. Irvine, CA 92618	115-02-0-069.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kirk Robinson and Judy Robinson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Alexis Kirk**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 157** on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kirk Robinson and Judy Robinson, husband and wife, by Warranty Deed from David Shumaker and wife, Yan Z. Shumaker, dated February 23, 2018 and recorded on February 26, 2018, of record in Instrument number 20180226-0017586, Register's office for Davidson County, Tennessee.

This is property commonly known as 1133 Sparta Road, Nashville, TN 37205*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 21 **day of February, 2023:**

Kirk Robinson **Judy Robinson**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kirk Robinson and Judy Robinson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day **of February, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$753,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23RD DAY OF **February, 2023:**

Notary Public

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON