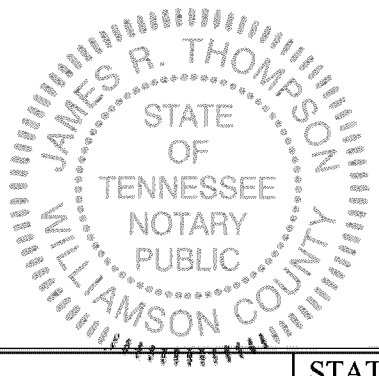


Karen Johnson Davidson County
Batch# 974026 DEEDWARR
02/24/2023 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20230224-0013332

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37538-02-2023	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 24th day of February, 2023. Notary Public My Commission Expires: 6-18-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Williams Downing 940 Gale Lane # 134 Nashville, TN 37204	Nancy Williams Downing 940 Gale Lane # 134 Nashville, TN 37204	Map and Parcel No.: 118050A04900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Emily Anne Robbins, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nancy Williams Downing, married ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 940 Gale Lane, Unit 134, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of February, 2023.

GRANTOR:

Emily Anne Robbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Anne Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being a Lot designated as Building 10-B, Unit 134, and further identified as Parcel Number 49, on the property Tax Map Number 118-5-A, as shown on the Revised St. Martin Square, Now Known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Emily Anne Robbins, Unmarried and Gladys Anne Robbins Unmarried, by Warranty Deed from Christine Quillin, An Unmarried Woman, of record in Instrument No. 20200311-0027365, in the Register's Office of Davidson County, Tennessee, dated March 09, 2020 and recorded on March 11, 2020. Gladys Anne Robbins, unmarried, having since conveyed her interest in the subject property to Emily Anne Robbins, unmarried, by Quitclaim Deed dated August 25, 2021, of record in Instrument No. 20210831-0117437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised St. Martin Square, as recorded in Plat Book 4460, Page(s) 186 and amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4611, Page 682, as amended in Book 4710, Page 244 and Instrument No. 20031107-0163683 and Agreement and Absolute Assignment recorded in Instrument No. 20161122-0123349 and Assignment of Absolute Assignment recorded in Instrument No. 20191112-0116040, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Nick Harris, 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 **February 24, 2023**.

Affiant Signature

2/24/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

