Prepared by:
Return to: Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143454

Karen Johnson Davidson County
Batch# 980360 DEEDWARR
03/14/2023 10:25:58 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20230314-0018370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2023.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley J. Cressman and Theresa A. Cressman 7113 Charlotte Pike, 207 Nashville, TN 37209	New Owner	Tax Parcel ID No. 127-00-0-188.00

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, **Steven Robertson, Trustee under the Revocable Trust Agreement of Edith Robertson dated February 13, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley J. Cressman and Theresa A. Cressman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4 , as shown on the map entitled Section One, West Hampton Estates, of record in Book 5210, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to WALTER E. ROBERTSON AND WIFE, EDITH L. ROBERTSON, by deed from WILLIE K. DAVIS, TRUSTEE, AND ROGER D. BASKETTE, ELMORE MITCHELL, J. CARLOS JACOBS, AND SPARKEY FOSTER, TRUSTEES OF BELLVUE CHURCH OF CHRIST, of record in Book 5299, page 962 , dated June 16, 1978 , said Register's Office.

WALTER E. ROBERTSON died on or about December 2, 1983, leaving EDITH L. ROBERTSON as the surviving tenant by the entirety.

EDITH L. ROBERTSON, A WIDOW, conveyed said property to STEVEN ROBERTSON, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF EDITH ROBERTSON DATED FEBRUARY 13, 2012, by Quitclaim Deed of record as Instrument No. 20120222-0015567, dated February 13, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 127-00-0-188.00.

Matters shown on the Plan of record in Book 5210, page 46, said Register's Office.

Encroachment of neighbor's driveway along a portion of the easterly lot line as shown on survey made by David P. Brackman of Brackman Land Surveying, R.L.S. #1684, dated February 13, 2023.

This is improved property located at 8108 Highway 70 South Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 13th day of March, 2023.

The Revocable Trust Agreement of Edith Robertson dated February 13, 2012

Steven Robertson, Trustee

By: Steven Robertson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Robertson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee under the Revocable Trust Agreement of Edith Robertson dated February 13, 2012, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of March, 2023.

Notary Public
My Commission Expires: 5/7/24

