Karen Johnson Davidson County
Batch# 989229 DEEDWARR
04/06/2023 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,265.40
20230406-0025245

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	CTI 1379, LLC 111 West 33rd St. Suite 1901 New York, NY 10120

Order Number: C-TN864577

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Wilmecia Robinson, an unmarried woman,** for Three Hundred Forty Two Thousand Dollars and 00/100 ($342,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **CTI 1379, LLC,** whose address is 111 West 33rd St. Suite 1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 69, on the Plan of Phase Two, Section Four, Heron Walk, a Planned Unit Development, of record in Plat Book 9700, Page 687, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All terms and provisions of the restrictions and By-Laws of record in Book 10095, Page 464 and Book 10170, Page 124, said Register's Office.

All matters appearing on the Plan of record in Plat Book 9700, Page 687, said Register's Office.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 052080A24500CO
Street address of property: 913 Santa Maria Cove, Madison, TN 37115

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20021202-0148093 in the Register's Office, Davidson County, Tennessee.

Signed this 31 day of March, 2023

Signature of Grantor(s):

Wilmecia Robinson

STATE OF TN, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 31 day of March 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Wilmecia Robinson known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Comm Exp 09/02/24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 052080A24500CO
Street address of property: 913 Santa Maria Cove, Madison, TN 37115

Oath of Consideration

I or we, Wilmecia Robinson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $342,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 31 day of March, 2023

Signatures of Affiant(s):

Wilmecia Robinson

Sworn and subscribed before me this 31 day of March, 2023

Notary Public

My Comm Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 03/31/2023 (date of document).

Affiant Signature

04/03/2023
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 03 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

