RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 993061 DEEDWARR
04/18/2023 09 48 07 AM 2 pgs
Fees $13 00 Taxes $1,637 25

20230418-0028352

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-25-25

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Gardner Grummon	Charles Gardner Grummon	
(NAME)	(NAME)	
1081 Warrington Ct.	1081 Warrington Ct	171 03 0B 155 00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEVE L. ROBINSON AND WIFE, KAREN N. ROBINSON, AS TENANCY BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES GARDNER GRUMMON, MARRIED** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 71, Phase One, Section Three, Townhomes of Fredericksburg, according to Plat of record in Book 9700, Page 534, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Steve L. Robinson and wife, Karen N. Robinson, as tenancy by the entirety, by Warranty Deed from Steve L. Robinson, of record in Instrument No. 20001129-0117140, in the Register's Office of Davidson County, Tennessee, dated November 28, 2000 and recorded on November 29, 2000.

Being the same property conveyed to Steve L. Robinson, unmarried, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership, of record in Book 11099, Page 801, in the Register's Office of Davidson County, Tennessee, dated August 26, 1998 and recorded on September 04, 1998.

Property was never the Martial residence for the Grantors

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 641 Old Hickory Blvd #44, Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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

Witness my hand this 14th day of April, 2023

STEVE L ROBINSON

Karen N. Robinson

KAREN N ROBINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 14 day of April, 2023

Commission expires

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public