Karen Johnson Davidson County
Batch# 999006 DEEDWARR
05/03/2023 10 35 46 AM 2 pgs
Fees $13 00 Taxes $1,350 50
20230503-0032784

This instrument prepared by
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number 9-1230-KS

STATE OF TENNESSEE
COUNTY OF Williamson

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $365,000 00.

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2023.

Notary Public
My Commission Expires: 9/21/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Polak 683 Hickory Industrial Drive North Nashville, TN 37138	Movement Mortgage 8024 Calvin Hall Road Indian Land SC 29707	044 09 0B 019 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Millita Billups Robinson, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lauren Polak, an unmarried woman**, hereinafter called the Grantee, her 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 No. 19, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402 and 20200116-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Millita Billups-Robinson, a married woman by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20201116-0134666 in the Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 16, 2020.

This is improved property located at **683 Hickory Industrial Drive North, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) 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 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 Whenever used, the singular number 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 2nd day of May, 2023

GRANTOR

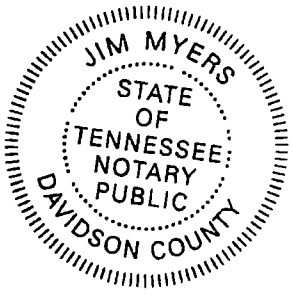
Millita Billups Robinson

Millita Billups Robinson

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Millita Billups Robinson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 2nd day of May, 2023



Notary Public
My Commission expires 11-6-2024