Karen Johnson Davidson County
Batch# 1010499 DEEDWARR
06/02/2023 11 00 33 AM 2 pgs
Fees $13 00 Taxes $3,052 50
20230602-0041825

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSO
THE ACTUAL CONSIDERATIC
GREATER, FOR THIS TRANSF.
FIVE THOUSAND AND 00/100 ($25,000 00)

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Joshua Robinson and Sarah Robinson (NAME)	**NEW OWNER** (NAME)	**171 08 0A 067.00**
5621 Cottonport Drive Brentwood, TN 37027 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of May, 2023, the undersigned, **DUSTIE DEE MAGUIRE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOSHUA ROBINSON AND SARAH ROBINSON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5621 COTTONPORT DRIVE, BRENTWOOD, TN 37027** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 67 on the Subdivision Plat of Cottonport Plantation, Phase III of record in Book 6900, Page 951, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dustie Dee Maguire, a Married Woman, by Quitclaim Deed from Dustie Dee Maguire, a Married Woman, Joined in Execution by her Spouse, Walter Flippin Maguire Jr., of record in Instrument No 20210521-0069601, in the Register's Office of Davidson County, Tennessee, dated May 10, 2021 and recorded on May 21, 2021.

Being the same property conveyed to Dustie Dee Maguire, a married woman, by Warranty Deed from Gregory M. Stephenson and Jennifer P Stephenson, husband and wife, of record in Instrument No 20160613-0059672, in the Register's Office of Davidson County, Tennessee, dated June 09, 2016 and recorded on June 13, 2016

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3 Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of May, 2023.

GRANTOR: Dustie Dee Maguire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Dustie Dee Maguire**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31st day of May, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY