THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4222
Parcel ID: 104-12-0-265.00

Property Address:
2110 18th Avenue South, Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1022997 DEEDWARR
07/06/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $5,494.50
20230706-0051503

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Go Mortgage, LLC
4215 Worth Avenue, Suite 320
Columbus. OH 43219

Name and Address of New Owner:
Robert & Dorren Robinson
2110 18th Ave South
Nashville, TN 37212

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JAYNE MORRIS (fka JAYNE MOORE CORNWELL), a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ROBERT ROBINSON and DORREN ROBINSON, a married couple**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Lennox Place, of record in Book 161, page 171, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAYNE MOORE CORNWELL by Deed dated May 15, 1997 from BRUCE K. JACKSON dba HOUSE REWORKS, INC. and BRUCE K. JACKSON, individually, recorded May 16, 1997, in Book 10456, Page 926, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 2110 18th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

JOSEPH ANDREW MORRIS, husband of JAYNE MORRIS joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to JAYNE MORRIS.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 30th day of June, 2023.

JAYNE MORRIS

JOSEPH ANDREW MORRIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JAYNE MORRIS and JOSEPH ANDREW MORRIS, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of June, 2023.

JACKSON M. WEST NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,485,000.00.

Affiant

SWORN TO and subscribed before me on this 30th day of June, 2023.

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

Notary Public

My Commission Expires:

True Copy Certification

I, **Kaz Arbogast,** 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 this the 30th day of June, 2023.

Affiant Signature
Date 06/30/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON