WARRANTY DEED

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1024826 DEEDWARR
07/11/2023 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230711-0053033

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$250,000.00~~ $280,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Robinson	New Owner	Map 029 Parcel 377.00
(NAME)	(NAME)	
3767 Bianco Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ricky Jones, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Robinson, unmarried and Linda Lain, unmarried as joint tenants with right of survivorship, 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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 11679, Page 262, I.D. #29-00-377, being known and designated as:

Being a tract of land shown on property map 29, Assessor's Office, bounded in general by U.S. Highway 41-A on the West, Bianco Road on the North, John Butler on the East and William Graves and Gary Bennett on the South, more particularly described as follows:

Being Lot 1 on the Plan of Curtis-Hudgens Subdivision, of record in Book 8250, Page 740, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin at the intersection of the Easterly margin of the Clarksville Highway and the Southerly margin of Bianco Road; being the Northwest corner of Lot 1; thence with the southerly margin of Bianco Road, North 75 degrees 57 minutes 04 seconds East, 77.11 feet to an iron pin; thence continuing with said margin and a curve to the left (having a central angle of 03 degrees 33 minutes 43 seconds and a radius of 2401.65 feet) a distance of 149.31 feet to an iron pin; thence, continuing said margin North 72 degrees 23 minutes 21 seconds East, 80.23 feet to an iron pin; thence leaving said margin South 10 degrees 34 minutes 52 seconds East, 196.48 feet to an iron pin; thence North 83 degrees 21 minutes 11 seconds West 167.31 feet to an iron pin; thence North 84 degrees 14 minted 56 seconds East, 130.76 feet to an iron pin; thence, North 78 degrees 57 minutes 54 seconds West, 15.54 feet to an iron pin on the Easterly margin of Clarksville Highway; thence, with said margin, North 14 degrees 42 minutes 43 seconds West, 76.49 feet to the point of beginning, containing 40,517.092 square feet or 0.93 acres.

Being the same property conveyed to Ricky Jones, a married man, by deed from Gary F. Larson dated 5/12/2023 and of record in Instrument No. 20230519-0037754, Register's Office, Davidson County, Tennessee.

Subject to any and all matters and notes on plat of record in Book 8250, Page 740, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

Eric Jones executed this instrument on behalf of Ricky Jones pursuant to a Power of Attorney of record in Instrument No._202307110053032____, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3767 Bianco Road, Joelton, TN 37080

(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 7th day of July, 2023.

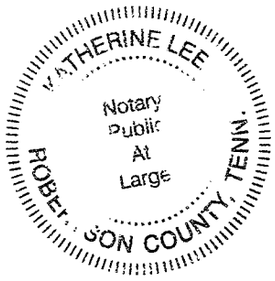
Ricky Jones by Eric Jones, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eric Jones as Attorney-in-Fact for Ricky Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 6th day of July, 2023.

Notary Public
My commission expires: 9/18/23



202307110053033

Certificate of Authenticity

I, Joshua A. Terry, 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 7/6/23.

Affiant Signature – Joshua A. Terry

7/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON