WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. S-1088-MC

Karen Johnson Davidson County
Batch# 1030027 DEEDWARR
07/24/2023 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230724-0056886

Name and Address of New Owner:
Kathleen O'Brien
400 Herron Drive, 115
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-12-0B-015-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Annie Rose Robinson, an unmarried individual and Roscoe Vause Robinson, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathleen O'Brien, a single woman,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 115 OF ALLOY CONDOMINIUM, DESCRIBED IN THE DECLARATION FOR ALLOY CONDOMINIUM, OF RECORD IN INSTRUMENT NO. 20161123-0123972, AMENDED IN INSTRUMENT NO. 20170616-0060696 AND 20180530-0051643, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT"B" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Annie Rose Robinson, an unmarried individual and Roscoe Vause Robinson, a married man, by Warranty Deed dated March 27, 2020 from Michael Gomez, married man and Willy Gomez, a married man and Carolyn Hepp, a married woman, recorded March 31, 2020 in Instrument No. 20200331-0034272 in the Register's Office.

Grantor Roscoe Vause Robinson is married, however subject property is not now nor has ever been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

See Power of Attorney of record as Instrument No.202307240056885gister's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2023.

Roscoe Vause Robinson by Jill Robinson Attorney in fact (SEAL)
Roscoe Vause Robinson by Jill Robinson, Attorney-In-Fact

Annie Rose Robinson by Jill Robinson Attorney in fact (SEAL)
Annie Rose Robinson by Jill Robinson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jill Robinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Roscoe Vause Robinson and Annie Rose Robinson, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the names of Roscoe Vause Robinson and Annie Rose Robinson, by herself as Attorney in Fact.

Witness my hand, at office, this 21st day of July, 2023.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Sworn to and subscribed before me this 21st day of July, 2023.

Notary Public
My commission expires: 3-6-2024
File No. 2023-6158-RS

202307240056886

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/21/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

