This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21345-MC

Karen Johnson Davidson County
Batch# 1051147 DEEDWARR
09/18/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20230918-0073015

STATE OF TENNESSEE
COUNTY OF Davidson

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2023.

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janneth Alexandra Robles 703 Idlewild Drive Madison, TN 37115	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	052 01 0 314.00

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/we, **Manuel Redentor Robles and Irene Isabel Robles, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Janneth Alexandra Robles, aka Janneth Robles, a single woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the South 36 feet of Lot No. 3 in Block "M" as shown on the Revised Plan of Power and Roth Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County.

Said part of said Lot fronts 36 feet on Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 4 in Block "M" as shown on the Revised Plan of Power and Roth Madison Park Subdivision of record in Book 843, page 7, Register's Office for Davidson County.

Said Lot fronts 50 feet on Lanier Avenue (now Idlewild Drive) and runs back between parallel lines 150 feet to a dead line.

Included in Tract 2 but excluded therefrom is that portion thereof conveyed to James W. Hinkle and wife, Margaret M. Hinkle by deed from James Albert Austin of record in Book 10197, page 386, as corrected by Deed of Correction of record in Book 10392, page 63, Register's Office for Davidson County.

Being the same property conveyed to Manuel R. Robles, a married man joined by his spouse Irene Robles, by Warranty Deed from William R. White, of record in Instrument No. 20170509-0046035, in the Register's Office of Davidson County, Tennessee, dated May 05, 2017 and recorded on May 09, 2017.

This Instrument executed on behalf of Manuel Redentor Robles ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20230912-0071532 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is incorporated herein by reference.

Manuel Redentor Robles and Manuel R. Robles is one and the same person.
Irene Isabel Robles and Irene Robles is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **703 Idlewild Drive, Madison, TN 37115**

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 14th day of September, 2023.

GRANTOR:

Manuel Redentor Robles by C. M. Corriveau, Attorney-in-Fact
Manuel Redentor Robles by Christopher M. Corriveau, Attorney-In-Fact

Irene Robles
Irene Isabel Robles

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Irene Isabel Robles,** the within named bargainor(s), 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 14th day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher M. Corriveau** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Manuel Redentor Robles** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 14th day of September, 2023.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

202309180073015

- 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 9/14/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

