THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37802 Karen Johnson Davidson County Batch# 1052407 DEEDWARR 09/21/2023 09 36 59 AM 3 pgs Fees. $18 00 Taxes $6,937 50 20230921-0074161	STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Katie Bradley Affiant Subscribed and sworn to before me this 15th day of September, 2023. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Timothy and Susan Dent 2429 Bear Road Nashville, TN 37215	New Owner	Map and Parcel No.: 11710003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Anne Robbins, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Susan Alexander Hoogland Dent and Timothy Francis Dent, wife and husband ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2429 Bear Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 15th day of September, 2023.

Anne Robbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2023

Notary Public

My Commission Expires:

10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 of Block No. t on the Plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County.

Said Lot No. 18 fronts 221.6 feet on the southerly side of Bear Road and runs back 288.7 feet on the westerly line and 308.1 feet on the easterly line to a dead line, and measures 145 feet thereon

Being the same property conveyed to L.B. Robbins II and wife, Anne Robbins by deed dated October 8, 1971 from Berenice Baker Robbins of record in Book 4544, Page 62, Register's Office for Davidson County, Tennessee. L.B. Robbins II having since died on April 5, 2021 leaving Anne Robbins as surviving tenant by the entirety.

This conveyance is made subject to:

1 State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11710003000.
2. All matters appearing on the Plan of record as Book 974, Page 29, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4110, Page 322, Register's Office for Davidson County, Tennessee.
4. Easement for public utilities of record in Book 1133, Page 659, Register's Office for Davidson County, Tennessee.
5. Easement and rights-of-way recorded in Book 1049, Page 28, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.