WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074493 DEEDWARR
11/22/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231122-0090962

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/7/23

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/25/26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2023-203

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Demetris Antwaun Robinson and LaDonya Nicole Robinson	Citizens Savings Bank & Trust Co.	048-00-0-257.00
5070 Drakes Branch Road	1917 Heiman Street	
Nashville, TN 37218	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James Ronald Morris, Jr and Wendy Lynn Morris, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LaDonya Nicole Robinson and Demetris Antwaun Robinson, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to an unrecorded survey by Howard George and Associates, Surveyor License No. 872, dated March 16, 1990, Project No. 90009, as follows:

Beginning at a railroad spike set in the center of Drakes Branch Road, North 23 deg. 46 min. 50 sec. West, 207.76 feet from an iron pipe at the northwest corner of H.C. McCool; thence with the center of said road, North 23 deg. 46 min. 50 sec. West, 206.76 feet to a railroad spike set; thence North 64 deg. 27 min. 25 sec. East, 196.17 feet to an iron pin set at a fence corner; thence North 85 deg. 41 min. 45 sec. East, 879.04 feet to an iron pin set in the west line of Winston Estates, Section II; thence with said west line the next two

calls: South 2 deg. 49 min. 20 sec. West, passing an iron pin found at 39.27 feet, a total distance of 215.45 feet to an iron pin found; South 14 deg. 24 min. 45 sec. East, 120.82 feet to an iron pin set; thence North 84 deg. 40 min. 00 sec West, 731.43 feet to a metal fence post at a break in a fence; thence South 73 deg. 52 min. 45 sec. West, 272.09 feet to the beginning, containing 6.00 acres, more or less.

Being the same property conveyed to James Morris Jr. and Wendy Lynn Morris by Warranty deed from Gary Edward Morris, Lisa Carol Baker and James Ronald Morris, Jr., devisees of the Last Will and Testament of Carolyn Faye Morris of record as Instrument Number 20220603-0064391, Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 3, 2022.

This is property known as 5070 Drakes Branch Road Nashville, TN 37218

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 11/2/23.

James Ronald Morris, Jr

Wendy Lynn Morris

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, James Ronald Morris, Jr and Wendy Lynn Morris, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 11/2/23.

NOTARY PUBLIC

My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Dana Austin, 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 11/7/23.

Affiant Signature

Date: 11/7/23

State of TENNESSEE

County of CHEATHAM

Sworn to and subscribed before me this 11/7/23.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

