Karen Johnson Davidson County Batch# 1087978 DEEDWARR 01/03/2024 02:01:30 PM 3 pgs Fees: $18.00 Taxes: $832.50 20240103-0000693	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $225,000.00 Affiant Subscribed and sworn to before me, this 3rd day of January, 2024. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 2811 Miller St Trust	**New Owner**	**11906010200**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph L Robinson, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 2811 Miller St Trust

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:

Land in Davidson County, Tennessee, being a part of Lots Nos. 2, 3, 4, 5, and 6, The Map of William Coleman's Subdivision of a 2 1/2 acre tract, of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, which subdivision is likewise known as part of Lot No. 1, Ruben Whitsitt lands, of record in Minute Book J, Page 586, County Court Clerk's Office for Davidson County, Tennessee, and being more particularly described according to a copy of a survey thereof by Pete Meyer, Surveyor, dated May 18, 1946, as follows:

Beginning at a point in the East margin of Miller Street, formerly Whitsitt Avenue, 295 feet South of a railroad iron set in the East margin of said Street, at the North corner of Lot No. 9 on said Plan, thence South 88 Degrees 30' East 184.5 feet to a point in the terminus of a strip of land shown in the North line of Lot No. 6 on said Plan; thence South 40 degrees cast 57.8 feet to a point which is 14.2 feet West of the corner of Lot No. 6; thence South 76 Degrees 30' West 235.5 feet to an iron pin at the intersection of Joyner Avenue and Miller Street, North 1 Degree East 110 feet to the point of beginning.

Being the same property conveyed to Joseph L Robinson, Jr., a single person, by Administrator's Quitclaim Deed from Joseph L Robinson, Jr., Administrator of the Estate of Joseph L Robinson, Sr., dated March 20, 2013, of record in Instrument No. 20140325-0024510, in the Register's Office for Davidson County, Tennessee. By way of recital, Joseph L. Robinson, Sr. die intestate and unmarried on 3/26/12 leaving Joseph L. Robinson, Jr. as his sole heir at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202401030000691, and Instrument No. 202401030000692, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2811 Miller St, Nashville, TN 37210.

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 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 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.

Joseph L Robinson, Jr Date: 1/2/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joseph L Robinson, Jr, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark Bleeker, 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 1/2/24
Date

Affiant Signature

1/2/24
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 2nd day of January, 2024.

Jennifer Russell
Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY