Karen Johnson Davidson County
Batch# 1108903 DEEDWARR
03/08/2024 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240308-0016146

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. DH-24-6242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Robinson and Gwendolyn W. Robinson	Same as New Owner	
(NAME)	(NAME)	083-12-0-058.00
112 Chesapeake Court		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Alice Windsor, Patricia Murphy, Kenneth Jennette, Donna Bailey, a/k/a Donna Few,, and Stephen Jennette**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles E. Robinson and Gwendolyn W. Robinson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 36 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alice Windsor, Patricia Murphy, Kenneth Jennette, Donna Bailey a/k/a Donna Few and Stephen Jennette , as tenants in common without the right of survivorship by Executrix Quitclaim Deed from Alice Windsor, the Personal Representatives of the Estate of Lina Sue Jennette of record in Instrument No. 20230822-0065409 Register's Office for Davidson County, Tennessee, dated August 20, 2023 and recorded on August 22, 2023.

The prior Warranty Deed recorded in Instrument No. 20230822-0065409 referenced the incorrect Plat Book of 2123. The correct Plat Book is 2133.

This is property more commonly known as 2505 Barclay Drive, Nashville, TN 37206.

This is not the marital residence on any Grantor and is not subject to marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, 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 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. 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/our hand this 7th day of March, 2024.

Alice Windsor

Patricia Murphy

Kenneth Jennette

Donna Bailey, a/k/a Donna Few

Stephen Jennette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2024, before me personally appeared Alice Windsor, Patricia Murphy, Kenneth Jennette, Donna Bailey, a/k/a Donna Few, and Stephen Jennette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 05, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 7, 2024**.

Date

D Hardwick

Affiant Signature

March 8, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026