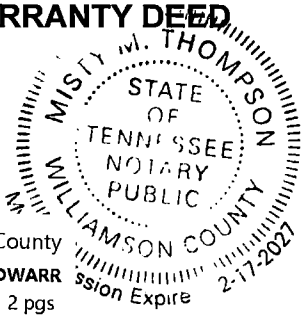
(2)

WARRANTY DEED



Karen Johnson
Batch # 1109468
03/11/2024 09:34:14 AM
Fees: $13.00 Taxes: $1,942.50



20240311-0016571

Davidson County
DEEDWARR
2 pgs

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Clearhouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gonzalo Miguel Robles	Gonzalo Miguel Robles	061-11-0-201.00
(NAME)	(NAME)	
1134 Eastdale Avenue	1134 Eastdale Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **Randall Carl Haynes, Jr., Trustee of The True Family Revocable Trust, created on September 26, 2012, as thereinafter amended,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gonzalo Miguel Robles, a married man, and Michelle Elizabeth Robles, an unmarried woman,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 133 on the Map of Eastdale Place, a subdivision of part of Lot No. 4 in the division of the William Williams Land, as of record in Book 547, pages 29 & 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 80 feet on the southerly side of Eastdale Avenue and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Barbara Faye Jones by Warranty Deed from John R. Price, dated June 7, 1982, of record in Book 5896, page 982, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Barbara Faye Jones and husband, Terry L. True, by Quitclaim Deed from Barbara Faye Jones, dated June 30, 1996, of record in Book 10156, page 375, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to The True Family Trust, Terry Lee True and Barbara F. Jones-True, by Quitclaim Deed from Barbara Faye Jones, also known as Barbara F. Jones-True and husband, Terry Lee True, dated September 26, 2012, of record in Instrument No. 20120928-0088380, Register's Office for Davidson County, Tennessee; said deed incorrectly states the trust name and should be The True Family Revocable Trust.

unimproved ☐

This is improved ☑ property, known as 1134 Eastdale Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Plat Book 547, pages 29 & 30, Register's Office for Davidson County, Tennessee; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 6th day of March, 2024.

_____, TTEE
Randall Carl Haynes, Jr., Trustee of The True Family Revocable Trust, created on September 26, 2012, as thereinafter amended

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Randall Carl Haynes, Jr., Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of March, 2024.

_____
Notary Public
My Commission Expires: _____

File No.: 38238

