Karen Johnson Davidson County
Batch# 1127602 DEEDWARR
04/26/2024 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $8,691.30
20240426-0030130

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-620

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,349,000.00

Affiant

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of April, 2024

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Louis and Janet Van Gelderen 1578 Woodmont Boulevard Nashville, TN 37215	NEW OWNER 1578 Woodmont Boulevard Nashville, TN 37215	117 12 0 054.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Robinson Developments, L.P., a Tennessee Partnership

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis W. Van Gelderen, a/k/a Ozzie Van Gelderen and Janet E. Van Gelderen, Co-Trustees of The Louis W. Van Gelderen (a/k/a Ozzie Van Gelderen) Trust dated June 19, 2012, as to an undivided 50% interest and Janet E. Van Gelderen and Louis W. Van Gelderen (a/k/a Ozzie Van Gelderen), as Co-Trustees of the Janet E. Van Gelderen Trust dated June 19, 2012, as to an undivided 50% interest

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 all of Lot No. 7A on the Final Subdivision Plat, First Revision, Lot 7 & 8, Block "A", Clairmont, of record in Instrument No. 20200102-0000104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING a portion of the same property conveyed by Warranty Deed from Phillip S. Hutcheson and Ashley D. Hutcheson, husband and wife to Robinson Developments, L.P., a Tennessee Partnership,

recorded February 5, 2020, as Instrument No. 20200205-0013501 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed to Robinson Construction Group, LLC a Tennessee limited liability bu Quitclaim Deed from Robinson Developments, L.P., a Tennessee Partnership, and filed of record in Instument No. _____202404260030129_____ Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1578 Woodmont Boulevard, Nashville, TN 37215

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 so 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.

Dated this the 23rd day of April, 2024.

Robinson Construction Group, LLC

Chris Robinson, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Chris Robinson,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Member** of **Robinson Construction Group, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that as such **Member**, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2024.

Notary Signature
My commission expires: October 25, 2026



Certificate of Authenticity

I, Joshua A. Terry, 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 4/23/2024.

Affiant Signature – Joshua A. Terry

4/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/25/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27