Karen Johnson
Batch # 1128060
04/29/2024 10:37:15 AM
Fees: $18.00 Taxes: $2,830.50
Davidson County
DEEDWARR
3 pgs
20240429-0030886

Warranty Deed

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Affiant Subscribed and sworn to before me, this the 24th day of April, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Lane Walker	New Owner(s)	081-08-0-487.00
20152 Milano Court		
Yorba Linda, CA 92886		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT LANE WALKER AND ALICE BALLESTEROS PERIQUET, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Being the northerly half of Lot No. 41 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County. Said northerly half of Lot No. 41 fronts 25 feet on the easterly side of 7th Avenue North, formerly Vine Street, and funs back between parallel lines 176 feet to an alley.

Parcel 2:

Land lying Davison County, Tennessee, more particularly described as follows:

Being the South half of Lot No. 41 on the Plan of Homestead Addition of the Estate of D.T. McGavock, deceased, of record in Book 57, page 9, Register's Office for said County.

Said part of said Lot fronts 25 feet on the east side of 7th Avenue North, and funs back between parallel lines 175 feet to an alley.

Being the same property conveyed to William H. Robin and wife, Sara S. Robin, by Warranty deed from George W. Doyen and wife, Gertrude Doyen, of record in Book 2864, page 167, Register's Office of Davidson County, Tennessee, dated February 24, 1954 and recorded on February 26, 1954.

Being the same property conveyed to William H. Robin and wife, Sara S. Robin by Warranty deed from Joseph A. Fuses and wife, Lula Maid Fuses of record in Book 2864, page 113, Register's Office for Davidson County, Tennessee, dated January 26, 1959 and recorded on January 27, 1959. (As to the north half of Lot No. 41)

The said William H. Robin is now deceased, having died on or about June 11, 1982, leaving Sara S. Robin as surviving tenant by the entirety. The said Sara S. Robin is now deceased, having died on November 17, 2016. See Docket No. 16P1987 in the Probate Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Robin Family, L.P., a Tennessee limited partnership by Quitclaim deed from Sara Rachel Robin of record in Instrument No. 20041229-0153846 Register's Office for Davidson County, Tennessee, dated December 28, 2004 and recorded on December 29, 2004. (As to the south half of Lot No. 41)

Being the same property conveyed to Robin Family LP, a Tennessee limited partnership by Quitclaim Deed from Jeanne R. Harlan, Mark L. Robin, Charles M. Robin and Henry G. Robin of record in Instrument No. 20220616-0069158 Register's Office for Davidson County, Tennessee, dated May 27, 2022 and recorded on June 16, 2022. (As to the north half of Lot No. 41)

Being the same property conveyed to Intuition Development LLC, a Tennessee limited liability company by Special Warranty Deed from Robin Family LP, a Tennessee limited partnership of record in Instrument No. 20220624-0072683 Register's Office for Davidson County, Tennessee, dated June 02. 2022 and recorded on June 24, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1616 7th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of April, 2024.

Intuition Development, LLC, a Tennessee Limited Liability Company

By: _____
Brett Diaz, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Diaz, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Intuition Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25