2024-1111-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $255,750.00

Affiant

Subscribed and sworn to before me this 2 day of May, 2024

Notary Public
My Commission expires: 2/7/2026
(Affix Seal)

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1131245 DEEDWARR
05/06/2024 10:56:30 AM 2 pgs
Fees: $13.00 Taxes: $946.28
20240506-0033052

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Daryl Robinson	Daryl Robinson	042-11-0B-035-00
1014 S Graycroft Ave	1014 Graycroft Ave	
Madison, TN 37115	Madison, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daryl Robinson and Leonora Robinson, Husband and wife, and Dylan-Aron Kyle Robinson, tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Real property in Davidson County, Tennessee, being Unit No. 145 on the Plan of Heritage Village condominiums, which plat is identified as Exhibit "A" in Master Deed for Heritage Village Condominiums of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989 and supplemented and amended in Book 6484, page 287, Book 9654, page 906 and Instrument No.20040804-0093767 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Williams, unmarried, by Warranty Deed from Alejandro Martinez Lugo and wife, Maria Zueheli Leon Reyes of record in Instrument No. 20240125-0005273, Register's Office for Davidson County, Tennessee.

This is improved property known as: **145 Heritage Trace Drive, Madison, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 2nd day of May, 2024.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 2nd day of May, 2024.

Linda M Smith

Notary Public
My commission expires 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **5/2/2024** (date of document).

Affiant Signature
Date **5/2/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **2** day of **May**, 20**24**.

Linda M Smith

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY