Karen Johnson Davidson County
Batch# 1132277 DEEDWARR
05/08/2024 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240508-0033753

State of Tennessee)
County of Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2024.

Notary Public:
My Commission Expires: Sept. 21, 2024

LISA K B WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Wilfred Gabriel Robles	Wilfred Gubriel Robles	147-16-0-193.00
370 Strasser Drive	370 Strasser Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul Cox, a married man,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Wilfred Gabriel Robles, an unmarried man, as sole owner,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Fairlane Park, of record in Plat Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Paul Cox and wife, Renee Cox by Warranty Deed from Nader Karshenas, dated 8/1/2012 and recorded 8/6/2012 in Instrument No. 20120806-0069789, Register's Office for Davidson County, Tennessee. **Said Renee Cox died September 26, 2021 leaving Paul Cox as the surviving tenant.**

The Grantor hereby makes oath that the above-described property was not used as a marital residence.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictive Covenants of record in Book 2498, Page 571 and Book 2548, Page 355, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee.

2024 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX) improved (____) unimproved property, known as: 370 Strasser Drive, Nashville, TN 37211

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 7th day of May, 2024.

Paul Cox

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Paul Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2024.

Commission Expires:
8/19/25

Notary Public:

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 5-7-2024 _____ (date of document).

Affiant Signature

5-7-2024

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this 7 day of May _____, 2024

Danielle Marie Crane

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSON EXPIRES: 2/22/25