Karen Johnson Davidson County
Batch# 1144334 DEEDWARR
06/06/2024 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,256.00
20240606-0042563

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38201-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Affiant Subscribed and sworn to before me this 6th day of June, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Worrick Gale Robinson V Isabella Chiodini 6009 Cargile Road Nashville, TN 37205	**Send Tax Bills To:** BAY EQUITY LLC PO Box 100077 Duluth, GA 30096-9377	**Tax Information:** Map and Parcel No.: 11613007000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clifton Hall and Nancye Hall, husband and wife** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Worrick Gale Robinson, V, unmarried, and Isabella Chiodini, unmarried, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6009 Cargile Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 3rd day of June, 2024.

Clifton Hall

Clifton Hall

Nancye Hall

Nancye Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifton Hall and Nancye Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2024.

Notary Public

My Commission Expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County Tennessee, being Lot No. 25 on the plan of HARDING PARK, of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 25 fronts 106 feet on the Southerly side of Cargile Road, and runs back 97.7 feet on the Easterly line and 245 feet on the Westerly line to a dead line in the rear, which is a broken line, measuring 171.4 feet thereon.

Being the same property conveyed to Ricardo Ruiz, a married man, by Warranty Deed from WG Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210615-0080529, in the Register's Office of Davidson County, Tennessee, dated June 10, 2021, and recorded on June 15, 2021.

Being the same property conveyed to Clifton Hall and Nancye Hall, husband and wife, by Warranty Deed from Ricardo Ruiz, an unmarried man, of record in Instrument No. 20240123-0003957, in the Register's Office of Davidson County, Tennessee, dated January 18, 2024, and recorded on January 23, 2024.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING PARK, as recorded in Plat Book 2331, Page(s) 120.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2542, Page 486.
5. Easement for the flow of the waters of Jocelyn Hollow Branch, and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the waters of the Jocelyn Hollow Branch, free from diminution or pollution.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/3/24 (date of document).

Affiant Signature

6/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of June, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

