Karen Johnson Davidson County
Batch# 1155610 DEEDWARR
07/09/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20240709-0051208

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-3207

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of July, 2024

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy Beth Van Gelderen 1514 Woodmont Boulevard Nashville, TN 37205	NEW OWNER 1514 Woodmont Boulevard Nashville, TN 37205	117-12-0-204.-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 Construction Group, LLC, a Tennessee Limited Liability Company

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

Louis Warren Van Gelderen and Janet Elaine Van Gelderen, husband and wife, and Amy Beth Van Gelderen, a single woman, as joint tenants with right of survivorship

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 Lot Nos. 7 on the Plan of 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 to Robinson Developments, L. P., A Tennessee Partnership by Warranty Deed from Phillip S. Hutcheson and Ashley D. Hutcheson, husband and wife of record in Instrument No. 20200205-0013501 Register's Office for Davidson County, Tennessee, dated February 3, 2020 and recorded on February 5, 2020.

Said property further conveyed to Robinson Construction Group, LLC, a Tennessee limited liability by Quitclaim Deed from Robinson Developments, LP, a Tennessee limited partnership, and filed of record in Instrument No. _____202407090051207_____, said Register's Office.

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: 1514 Woodmont Boulevard, Nashville, TN 37205

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 3rd day of July, 2024.

Robinson Construction Group, LLC, a Limited Liability Company

By: _____
Michael Robinson, Member

STATE OF TENNESSEE **COUNTY OF Wilson**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Robinson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged to be a **member** of Robinson Construction Group, LLC, respectively, and that he is authorized by Robinson Construction Group, LLC to execute this instrument on its behalf as such **Member,** respectively.

Witness my hand and official seal this 3rd day of July, 2024.

_____
Notary Public
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 7/3/24.

Affiant Signature – Joshua A. Terry

7/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/24.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON