Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0158

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,500.00

Affiant

Karen Johnson Davidson County
Batch # 1164792 DEEDWARR
08/01/2024 09:50:22 AM 2 pgs
Fees: $13.00 Taxes: $2,236.65
20240801-0058295

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2024

Notary Public

Commission Expires: 3/27/27

Kaya R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James D. Robinson & Tia S. Robinson 318 Northwind Drive Goodlettsville, TN 37072	New Owners	033-10-0-020.00

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,

Brenda J. Weedman and Allen L. Weedman, wife and husband

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

James D. Robinson, and Tia S. Robinson, husband and wife

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:

Situated in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Ridge Mont Estates, Section One, as shown on plat of record in Plat Book 5050, page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Brenda J. Weedman and Allen L. Weedman, wife and husband, by Warranty Deed from Edward C. Davis, Trustee of the Davis Living Trust, under agreement, dated March 10, 1998, said deed dated 1/11/2016 and recorded 1/15/2016 in Instrument No. 20160115-0004240, as corrected by Scrivener's Affidavit of Correction dated 10/17/2018 and recorded 10/18/2018 in Instrument No. 20181018-0103397, in the Register's Office of Davidson County, Tennessee.

Record & Return To.
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

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: 318 Northwind Drive Goodlettsville, TN 37072

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 uses, 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 30th day of July, 2024.

Brenda J. Weedman

Allen L. Weedman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda J. Weedman and Allen L. Weedman** 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 and official seal at Hendersonville, Tennessee this 30th day of July, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8·20·24