PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1198

Karen Johnson
Batch # 1165676
08/02/2024 10:08:27 AM

Davidson County
DEEDWARR
2 pgs

Fees: $13.00 Taxes: $1,472.60

20240802-0058760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela Robbins and Mark A. Robbins, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PABLO DONGARRA TRAVECEDO AND ASHLEY N KELLY, HUSBAND AND WIFE**, hereinafter called the **Grantee**, Grantee's 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 Unit No. 13, The Yarra, a Horizontal Property Regime with Private Elements as shown in the Declaration of Covenants, Conditions and Restrictions for The Yarra, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210408-0046599, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela Robbins and Mark A. Robbins, by Warranty Deed from Townhomes on Graycroft LLC of record in Instrument No. 20230228-0014106, in the Register's Office for Davidson County, Tennessee, dated February 23, 2023, and recorded February 28, 2023.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1534 Yarra Street, Madison, TN 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Pablo Dongarra Travecedo
1534 Yarra Street
Madison, TN 37115

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
051-06-0C-013.00

WITNESS THE EXECUTION HEREOF this 1st day of August, 2024.

Angela Robbins

State of Tennessee)
County of Davidson)

On this 1st day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Robbins, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Mark A. Robbins by Angela Robbins his attorney-in-fact

Mark A. Robbins by Angela Robbins, His Attorney in Fact

State of Tennessee
County of Davidson

On this the 1st day of August, 2024, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Angela Robbins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark A. Robbins, acknowledged that such person executed the same as the free act and deed of Mark A. Robbins.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 398,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of August, 2024.

Notary Public

My Commission Expires: 5-5-25

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE