Karen Johnson Davidson County
Batch# 1168816 DEEDWARR
08/14/2024 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $8,232.50
20240814-0061639

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **2,225,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 9/2026

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Aaron Robinson | New Owner | 118-09-0-12700 |
| (NAME) 2915 Snowden Road | (NAME) | |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE,

**THOMAS CONSTRUCTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AARON ROBINSON, A MARRIED MAN,**

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 No. 8 on the Plan of Map of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, in the 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 Thomas Constructors, LLC, a Tennessee Limited Liability Company by Deed dated February 15, 2022 from Patricia Armstrong, Unmarried, recorded February 18, 2022, in Instrument Number 20220218-0019248, in the Official Records of Davidson County, Tennessee. Peyton Smith is also known as William Smith

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2915 Snowden Road, Nashville, TN 37204

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 do 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

Witness my/our hand(s) this 9th day of August, 2024

Thomas Constructors, LLC, a Tennessee Limited Liability Company

By: _____
Patrick Holcombe, Member

By: _____
Peyton Smith, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Patrick T. Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Thomas Constructors, LLC the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Officer.

Witness my hand and seal, this 9th day of August, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Peyton Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Thomas Constructors, LLC the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Officer.

Witness my hand and seal, this 9th day of August, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: 11/3/25

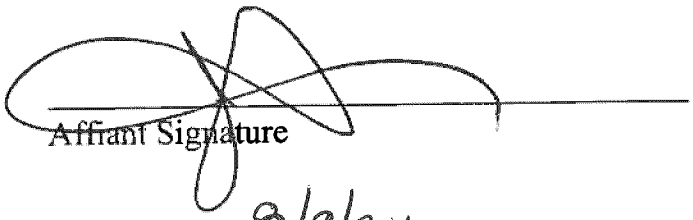
J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #21299

# Certificate of Authenticity

I, J. Trent Lehman, 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 8/9/24.

Date



Affiant Signature

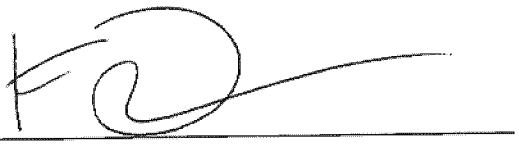
8/9/24

Date

State of Tennessee

County of Williamson

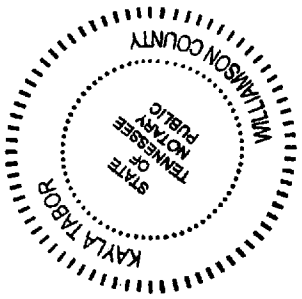
Sworn to and subscribed before me this 9 day of August, 2024.



Notary's Signature

My Commission Expires: 3/29/28

Date




Notary's Seal (if on paper)