Karen Johnson Davidson County
Batch# 1175760 DEEDWARR
08/30/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $6,271.50
20240830-0066743

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,695,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Oliver R. Robinson, Jr. and Lisa L. Robinson	New Owner(s)	091-11-1H-001.00-CO 091-11-1H-002.00-CO
1945 Veterans Parkway		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES WITHERS AND ERICA SCHERLE, TRUSTEES OF 5203 ILLINOIS AVE. TRUST, DATED FEBRUARY 4, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLIVER R. ROBINSON, JR., AND LISA L. ROBINSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A and B, on the Plan of Homes at 5203 Illinois Avenue, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230406-0025216, 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 a part of the same property conveyed to Eugene Nelson by Warranty Deed from The Emma K. Renick Family Partnership dated March 30, 2005 and recorded March 31, 2005 in Instrument NO. 20050331-0035064, and rerecorded in Instrument No. 20050725-0086015, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to James Withers and Erica Scherle, Trustees of the 5203 Illinois Ave. Trust dated February 4, 2020 in Instrument No. 20200205-0013400, dated February 4, 2020 and recorded February 5, 2020, and Scriveners' Affidavit in Instrument No. 20211026-0143706, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5201 & 5203 Illinois Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of August, 2024.

5203 Illinois Ave. Trust, dated February 4, 2020

By: _____
James Withers, Trustee

By: _____
Erica Scherle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Withers and Erica Scherle, Trustees of 5203 Illinois Ave. Trust, dated February 4, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of August, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 August 22, 2024.

Affiant
Date: August 22, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 22nd day of August 2024.

Notary Public

My Commission Expires: 11-5-2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY