This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $330,000.00.

Madelyn Gowin
Affiant

Subscribed and sworn before me this the 26 day of September, 2024.

Sydney Angell
Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1189523 DEEDWARR
10/03/2024 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241003-0076734

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric Yanders	Churchill Mortgage Corporation	161-09-0A-065.00 CO
4844 Bevendean Dr., #B11	1749 Mallory Lane, Suite 100	
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBINS NEST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC YANDERS, AN UNMARRIED MAN, AND ASHLEIGH ROBINSON, AN UNMARRIED WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. B-11 of Brighton Village, Phase 4, a Condominium Development established pursuant to the prevision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Brighton Village of record in Instrument Number 20080117-0005582, as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081985, in the Register's Office for Davidson County, Tennessee, and subject to the previsions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted an Exhibit A to said First Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Robins Nest Properties, LLC by Quitclaim Deed from Roscoe Robinson and Jill C. Robinson, husband and wife, dated 01/27/2023 and recorded 02/09/2023 in Instrument No. 20230209-0009508, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Roscoe Robinson and Jill C. Robinson, husband and wife, by Warranty Deed from Shana Jacobsen, an unmarried woman, dated 10/30/2017 and recorded 11/01/2017 in Instrument No. 20171101-0112066, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4844 Bevendean Dr., #B11, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of September, 2024.

Robins Nest Properties, LLC,

Roscoe Robinson

By: Roscoe Robinson, Member

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roscoe Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the manager of the within named bargainor, Robins Nest Properties, LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the Robins Nest Properties, LLC by the said Roscoe Robinson as such manager.

Witness my hand and official seal this 26 day of September, 2024

My Commission Expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9.26.24.

Affiant Signature

10.3.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of Oct., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY