Karen Johnson Davidson County
Batch# 1195046 DEEDWARR
10/17/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20241017-0080658

WARRANTY DEED

File No. AT-24-7869

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS: Julia Anne Dolf and Eugene John Rapisardi	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 743 Westcott Lane	(NAME) same	187-05-0A-142.00
(ADDRESS) Nolensville, TN 37135	(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, I/we, **Michael Robinson joined by his spouse, Paige Robinson, and Ronald Robinson, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julia Anne Dolf, a married woman and Eugene John Rapisardi, a married man, as joint tenants with right of survivorship** , HEREINAFTER CALLED THE GRANTEE, 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. 142 on the Plan of Final Plat of Burkitt Springs, Phase 2 of record in Plat at Instrument No. 20150205- 0011089, 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 Jessica L. Maguire, single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160318-0026017 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 18, 2016.

Being the same property conveyed to Michael M. Robinson, unmarried man and Ronald C. Robinson, married man, as tenants in common with right of survivorship, by Warranty Deed from Jessica L. Maguire, single woman of record in Instrument No. 20161014-0108826 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 14, 2016.Michael Robinson being one in the same as Michael M. Robinson. Ronald Robinson being one in the same as Ronald C. Robinson.

This is property more commonly known as 743 Westcott Lane, Nolensville, TN 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of October, 2024.

Michael Robinson

Courtney Robinson

Ronald Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2024, before me personally appeared Michael Robinson, Courtney Robinson and Ronald Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of October, 2024.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 15, 2024.

J. Carlton Drumwright

October 15, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 15, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY