WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00.

Affiant

Subscribed and sworn to me on 10/21/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1197613 DEEDWARR
10/24/2024 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20241024-0082700

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Arnisa Living Trust 5155 Ashley Drive Nashville, TN 37211	Arnisa Living Trust 508 Tobylynn Drive Nashville, TN 37211	161 06 0 052.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Mark Robbins, Executor of the Estate of Douglas L. Robbins aka Douglas Lee Robbins, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Arnisa Living Trust dated October 21, 2024, and any amendments thereto, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of SECTION ONE HUNTINGTON PARK, as of record in Plat Book 4175, Page 10, in the Register's Office for said County, to which said plan reference is hereby made for a complete legal description of Lot 104 SECTION ONE HUNTINGTON PARK.
>
> Being the same property conveyed to Douglas L. Robbins and wife, Marilyn S. Robbins, by Warranty Deed from William and Lee, Inc., of record in Book 4310, Page 469, in the Register's Office of Davidson County, Tennessee, dated February 11, 1969 and recorded on February 14, 1969. The said Marilyn S. Robbins died on June 04, 2019, then Douglas L. Robbins (aka Douglas Lee Robbins) died August 21, 2023, testate, devising subject property to Paul David Robbins, Deborah Leah Dean, Rebekah Ann Robbins, John Mark Robbins, Aaron Michael Robbins, and Joanna Elizabeth Robbins Bailey. See Probate Case No. 23P-2216, Davidson County Circuit Court.
>
> This is improved property known as 5155 Ashley Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 10/21/24.

Estate of Douglas L. Robbins aka Douglas Lee Robbins

By: John Mark Robbins, Executor - EXECUTOR

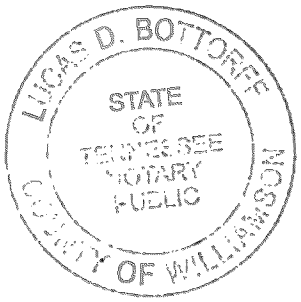
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, John Mark Robbins, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of the Estate of Douglas L. Robbins aka Douglas Lee Robbins, the within named bargainor, and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Douglas L. Robbins aka Douglas Lee Robbins by himself as Executor.

Witness my hand and official seal on 10/21/24.

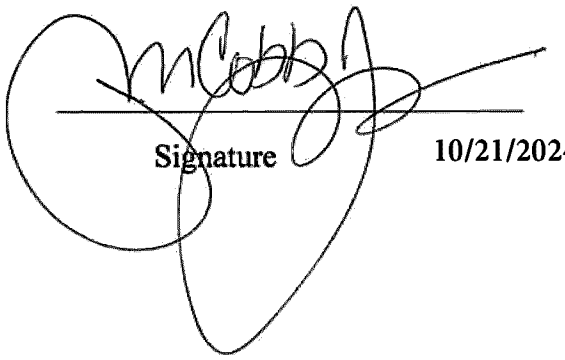
NOTARY PUBLIC

My Commission Expires: 6/18/28



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October 21**, 2024.



Signature 10/21/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 21st day of October, 2024.



Notary's Signature

My Commission Expires: 9-8-2025

