Karen Johnson Davidson County
Batch# 1203356 DEEDWARRSP
11/12/2024 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $4,421.50
20241112-0087988

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,195,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 8th day of November, 2024.

Carmen Coats
Notary Public

My Commission Expires: 3/3/26

Address New Owner As Follows:

David Conway and Tracy Dunn
6325 Robin Hill Road
Nashville, TN 37205

Send Tax Bills To:

LEGACY HOME LOANS
408 Hwy 76
WHITE HOUSE, TN 37188

Map-Parcel Number:

115-15-0-072.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITABLE TRUST COMPANY, SUCCESSOR TRUSTEE OF THE 6325 ROBIN HILL ROAD PROPERTY TRUST DATED APRIL 26, 2011**, hereinafter

called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID CONWAY AND TRACY DUNN, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 89, as shown on the map entitled Plan of West Meade Farms Inc., Section "E", of record in Plat Book 1835, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Charles Mark Carver as Trustee Under Trust Agreement dated April 26, 2011, by deed from Brian Geraghty and wife, Jocelyn Geraghty as Joint Tenants with Rights of Survivorship, of record in Instrument No. 20110427-0032297, dated April 25, 2011, Register's Office for Davidson County, Tennessee. Property is now vested in Equitable Trust Company, Trustee of the 6325 Robin Hill Road Property Trust dated April 26, 2011, pursuant to the Recorded Designation of Successor Trustee of record in Instrument No. 20121003-0090677, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1835, page 70, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6161, page 323, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6325 Robin Hill Road, Nashville, TN 37205.

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 Grantor covenants with the said Grantees that Grantor 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 further covenants and binds itself, its successors and assigns, 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, arising by, through or under the Grantor, but not further or otherwise.

{Signature Page to Follow}

WITNESS my hand this 8th day of November, 2024.

EQUITABLE TRUST COMPANY, SUCCESSOR TRUSTEE OF THE 6325 ROBIN HILL ROAD PROPERTY TRUST DATED APRIL 26, 2011

BY: _____, VP
Jonathan Lovejoy, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN LOVEJOY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **VICE PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of November, 2024.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 8. 2024.

Affiant Signature

11th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

