Karen Johnson Davidson County
Batch# 1207350 DEEDWARR
11/21/2024 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20241121-0090728

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 7/18/2027

(AFFIX SEAL)

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luke Davis (NAME)	First Bank (NAME)	126-16-0-A-474.00 CO
7131 Riverfront Drive (ADDRESS)	722 Columbia Ave (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin TN 37064 (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, we, **Sarah Gallik Robinson and James Theodore Robinson, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Davis and Aubrey Davis, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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. 465 on the Plan of Final Plat, Riverwalk, Phase 3B, of record in Plat at Instrument No. 20060106-0002328, 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 Sarah Gallik Robinson and James Theodore Robinson, wife and husband, by Warranty Deed from Kimberly Bradford, unmarried, and Dylan Oliver, unmarried, dated June 30, 2016, of record in Instrument No. 20160701-0067427, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7131 Riverfront Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plat of record in Instrument No. 20011024-0115969 and Instrument No. 20060106-0002328; All matters appearing on the plat of record in Plat Book 1, pages 25 and 121, in the Chancery Court; Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700; Charter of record in Instrument No. 20020425-0051371; Easements and rights granted to Nashville, Chattanooga and St. Louis Railway of record in Book 513, page 396; Easement to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7; Easement to TVA of record in Book 4205, page 194; Book 4226, page 715

and Book 4257, page 647; Declaration of road and utilities access easement of record in Instrument No. 20010706-0072536; Storm Water Detention Agreement of record in Instrument No. 20021119-0143687; Landscape agreement of record in Instrument No. 20010919-0101280; Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778 and affidavit of record in Instrument No. 20140416-0031703; Conveyance of open space/ common area to Homeowners Association of record in Instrument No. 20071220-0145869; all of record in the 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 our hands this 18th day of November, 2024.

Sarah Gallik Robinson

James Theodore Robinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sarah Gallik Robinson and James Theodore Robinson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of November, 2024.

Notary Public
My Commission Expires: _____

File No.: 38887

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 11/18/2024 (date of document).

Affiant Signature

11/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

