Karen Johnson Davidson County
Batch# 1213216 DEEDWARR
12/09/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20241209-0095011

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simply Living, LLC	SIMPLY LIVING, LLC	
(NAME) 619 Clarkdun Court	(NAME) 619 CLARKDUN COURT	09202026900
(ADDRESS) Brentwood, TN 37027-5731	(ADDRESS) BRENTWOOD, TN 37027-5781	
(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, **D.J. Robertson and wife, Janice W Robertson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Simply Living, LLC, a Tennessee Limited Liability Company,** 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 the Northerly 40 feet of the Southerly 90 feet of Lots Nos. 221, 222, 223, on the Map of HEFFERMAN PLACE, as of record in Plat Book 161, Page 138, Register's Office for said County.

Said part of said lot fronts 40 feet on the Westerly side of 26th Avenue North and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to D. J. Robertson, by Quit-Claim Deed from Ruth C. Coffee, of record in Instrument No. 20040109-0004105, in the Register's Office of Davidson County, Tennessee, dated January 07, 2004 and recorded on January 09, 2004.

Being the same property conveyed to D. J. Robertson and wife, Janice W. Robertson and Jimmy E. Robertson, by Warranty Deed from Dorothy A. Davis, of record Book 4541, Page 796, in the Register's Office of Davidson County, Tennessee, dated September 27, 1971 and recorded on October 01, 1971. The said Jimmy E. Robertson having died intestate on or about April 04, 1992 with his interest is said property being divided equally among the heirs as set out in Affidavit of Heirship of record in Instrument No. 20040109-0004104 said Register's office.

See also Power of Attorney of record at Instrument No. 20181212-0120901 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 903 26th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of December, 2024.

D.J. Robertson

Janice W Robertson by Lisa Robertson Jones, Attorney-In-Fact

Janice W Robertson, by Lisa Robertson Jones, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, D.J. Robertson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of December, 2024.

Notary Public Jacqueline G Brown

My Commission Expires: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lisa Robertson Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janice W. Robertson, and who acknowledged executing the same as the free act and deed of Janice W. Robertson.

Witness my hand and official seal, this 5th day of December, 2024.

Notary Public Jacqueline G Brown

My Commission Expires: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 December 5, 2024.

Affiant Signature

12/5/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of December, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026