WARRANTY DEED

Karen Johnson Davidson County
Batch# 1215837 DEEDWARR
12/12/2024 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,551.00
20241212-0096719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERYL FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew East and Shawn East	First Community Mortgage	
(NAME)	(NAME)	
1421 A 15th Ave South	262 Robert Rose Drive	105-05-0-079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Murfreesboro, TN 37129	
(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, **AARON ROBINSON AND JOCELYN ROBINSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW EAST AND SHAWN EAST, A MARRIED COUPLE,** 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:

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows: Land in Davidson County, Tennessee, being all of Lot No. 11 and the Southerly 10 feet of Lot No. 10 on the Map of Lot 49 O. B. Hayes Rokeby Plan, of record in Plat Book 421, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot No. 11 and the Southerly 10 feet of Lot No. 10 front together 37.5 feet on the Westerly side of 15th Avenue, South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aaron Robinson and Jocelyn Robinson, husband and wife, by Warranty Deed from Progressive Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190226-0017192, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019.

Being the same property conveyed to Aaron Robinson and Jocelyn Robinson, husband and wife and Michael L. Robinson, as joint tenants with full rights of survivorship, by Quitclaim Deed from Aaron Robinson and Jocelyn Robinson, husband and wife, of record in Instrument No. 20190911-0092069, in the Register's Office of Davidson County, Tennessee, dated August 28, 2019.

Being the same property conveyed to Aaron Robinson and Jocelyn Robinson, husband and wife, by QUITCLAIM deed from Michael L. Robinson, married, of record in Instrument No. 20201118-0135975 Register's Office for Davidson County, Tennessee, dated November 12, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2024-1416

unimproved _
This is improved x property, known as 1421 A 15th Ave South, Nashville, TN 37212
(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

AARON ROBINSON

JOCELYN ROBINSON

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 Aaron Robinson and Jocelyn Robinson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2024-1416

True Copy Certification

I, Yvette Meldrum, 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.

Signature
December 5, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 5, 2024

Notary's Signature

My Commission Expires: 4-13-25

