WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232722 DEEDWARR
01/31/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250131-0007644

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 30 DAY OF JAN, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Joshua Eastburn	Old National Bank	034-13-0-282.00
(NAME) 621 Monticello Court	(NAME) P.O. Box 918	
(ADDRESS) Madison, TN 37115	(ADDRESS) Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Whitney S. Robinson, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Joshua Eastburn, a single man , "the Grantee," the following described real estate in Davidson County, Tennessee:

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 Lot No. 202 on the Plan of Cedar Bluff Subdivision, Phase 2-B, First Revision of record in Plat Book 9700, Page 663, revising Plat Book 9700, Page 509 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 Whitney S. Robinson, a Single person by Warranty Deed from Becky L. Monnier of record in Instrument No. 20170406-0033768 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on April 06, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 621 Monticello Court, Madison, TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of January, 2025.

Whitney S. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of January, 2025, before me personally appeared Whitney S. Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of January, 2025.

Notary Signature
My commission expires: 10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

True Copy Certification

I, **Pam Autry,** 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 this the 28 day of January, 2025.

Affiant Signature

Date 1/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 