Karen Johnson Davidson County
Batch# 1249568 DEEDWARR
03/24/2025 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $3,533.50
20250324-0021942

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38554-02-2025** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $955,000.00.<br>Carmen Coats<br>Affiant<br>Subscribed and sworn to before me this 17th day of March, 2025.<br>Notary Public<br>My Commission Expires: |

MONICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2028

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Kirsten Wiggins,<br>John Wiggins<br>176 Kenner Avenue<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>UBS Bank USA<br>2704 Alt 19 North<br>Palm Harbor, FL 34683 | **Tax Information:**<br>Map and Parcel No.:<br>11604004200 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carrie C. Robinson, married, formerly known as Carrie E. Calhoun, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kirsten Wiggins and John Wiggins, wife and husband as tenants by the entirety** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 176 Kenner Avenue, Nashville, TN 37205.

Andrew C. Robinson, Jr., spouse of Grantor, joins in the execution of this deed in order to convey any and all marital interest that he holds in the subject property.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantors have executed this instrument on the 14 day of March, 2025.

Carrie C. Robinson, formerly known as Carrie E. Calhoun

Andrew C. Robinson, Jr.

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carrie C. Robinson, married, formerly known as Carrie E. Calhoun, unmarried, and Andrew C. Robinson, Jr., 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, at office, this 14 day of March, 2025.

Notary Public

My Commission Expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 23 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, a plan which is of record in Book 421, page 100, Register's Office for said County, as follows:

Said northerly part of Lot No. 23 fronts 50 feet on the easterly side of Kenner Avenue and extends back eastwardly between parallel lines on the northerly line 156 feet and on the southerly line 154 feet, more or less, to a 10-foot reserve strip in rear and measures 50 feet, more or less, on said strip.

Being the same property conveyed to Carrie E. Calhoun, unmarried, by deed dated August 30, 2001 from Michael E. Brook, married and J. Scott King, married and James H. Todd, unmarried, of record in Instrument No. 20010905-0095798, Register's Office for Davidson County, Tennessee. Carrie E. Calhoun is now married and is known as Carrie C. Robinson

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11604004200.
2. All matters appearing on the Plan of record as Book 421, Page 100, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4001, page 176, Register's Office for Davidson County, Tennessee.

**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 March 17, 2025.

Affiant Signature

24th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

