THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8315-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 512,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1252217
03/26/2025 09:41:30 AM
Fees: $13.00 Taxes: $1,896.25

Davidson County
DEEDWARR
2 pgs

20250326-0022559

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robyn Gopin	NEW OWNER	
1209 N 6th Street		71-16-221.00
Nashville, TN 37207		
(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, WE, **Katie Reburn, formerly known as Katie Beth Stinger, and Jonathan Reburn, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robyn Gopin, unmarried woman**

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. 171 and the Southerly 15 feet of Lot No. 172 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said Lot No. 171 and the Southerly part of Lot No. 172 front together 45 feet on the Easterly side of North 6th street and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Katie Beth Stinger, unmarried by Warranty deed from Christina Dunham, unmarried of record in Instrument No. 20120816-0073359 Register's Office for Davidson County, Tennessee, dated 8/9/2012 and recorded on 8/16/2012. The said Katie Beth Stinger is now known as Katie Reburn.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1209 N 6th Street, Nashville, TN 37207**

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 the 20 day of March, 2025.

Katie Reburn

Jonathan Reburn

STATE OF Virginia
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katie Reburn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of March, 2025.

My Commission Expires: 4/30/2026

Notary Public

AUTUMN M SMITH
STATE OF VIRGINIA
NOTARY PUBLIC
COMMISSION #8001641
EXPIRES APRIL 30, 2026

STATE OF Virginia
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Reburn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of March, 2025.

My Commission Expires: 4/30/2026

Notary Public

AUTUMN M SMITH
STATE OF VIRGINIA
NOTARY PUBLIC
COMMISSION #8001641
EXPIRES APRIL 30, 2026