THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1253226 DEEDWARR
03/27/2025 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20250327-0023187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$85,000.00**

Subscribed and sworn to before me this 26th day of March, 2025.

Kim Elliott
Notary Public

Affiant

My Commission Expires: 1/16/2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Yassel Martinez Elizondo & Vladimir Salvador Urbino Rodriguez **323 Forest Park Road** **Madison, TN 37115**	Yassel Martinez Elizondo 1027 Kellyn Lane Hendersonville TN 37075	**043-13-0A-002.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Cynthia Denise Corbin, a married woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Yassel Martinez Elizondo, and Vladimir Salvador Urbino Rodriguez**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 1-2 in Robin Hood Condominiums, as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such Unit, together with the undivided interest in the common elements of Robin Hood Condominiums appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, o frecord in Book 5388, page 524 and 6569, Page 149, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Cynthia Corbin, unmarried by Warranty Deed from Jeffrey E. Smith and Wife, Shannon M. Smith of record in Instrument No. 20190618-0058642 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 18, 2019.

This property is not, nor has ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower o rother marital interest a contemplated by T.C.A §26-2-307 or other applicable statute.

This is improved property known as: 323 Forest Park Road, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 26th day of March, 2025.

Cynthia Denise Corbin

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

Personally appeared before me, Kim Elliott, a Notary Public in and for said County and State, **Cynthia Denise Corbin,** the within named Bargainors, 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 at Pismo Beach (City), California (State) this the 26th day of March, 2025.

My Commission Expires: 1/16/2029

NOTARY PUBLIC

KIM ELLIOTT
Notary Public - California
San Luis Obispo County
Commission # 2507373
My Comm. Expires Jan 16, 2029

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/26/25 (date of document).

Affiant Signature

3/27/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

