Karen Johnson Davidson County
Batch# 1256640 DEEDWARRSP
04/04/2025 03:15:30 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20250404-0025857

SPECIAL WARRANTY DEED

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 2025.

Notary Public

MY COMMISSION EXPIRES: 8-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TREG WARNER	**Same as New Owner**	093-06-2-060.00
3935 Cross Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES M. ROBIN AND WIFE, DEBORAH S. ROBIN

HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TREG WARNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 4th day of April, 2025.

SELLERS:

CHARLES M. ROBIN, Seller

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charles M. Robin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: **My Commission Expires: November 3, 2025**

MELISSA MARAVILLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deborah S Robin

DEBORAH S. ROBIN, Seller

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah S. Robin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2025.

Melissa Maravilla

NOTARY PUBLIC

My Commission Expires:

My Commission Expires:
November 3, 2025

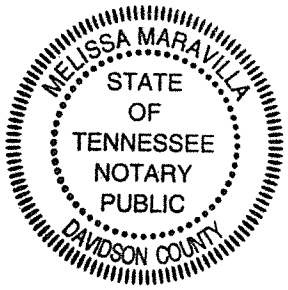


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot(s) 29 on the Original Town of Nashville, which was conveyed to D.C. Lovelace, et ux, as of record in Book 1303, page 126, and this is the southerly portion of the tract that was conveyed. Beginning at a point at Second Avenue, North, being the common point between the D.C. Lovelace tract and the Harry M. Warner tract; thence S 62 deg. 30' 02" W 85.37 feet to a point; thence N 26 deg. 39' 33" W 16.57 feet to a point; thence N 62 deg. 30' 02" E 85.26 feet to a point; thence S 26 deg. 19' 33" E along Second Avenue 16.51 feet to a point, being the point of beginning.

Being the same property conveyed to CHARLES M. ROBIN AND WIFE, DEBORAH S. ROBIN, by deed from DAVID YOUNG PARKER, of record as Instrument No. 20140815-0074176, dated August 15, 2014, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. Davidson County taxes for the year 2025, a lien but not yet due or payable.
2. An unrecorded Commercial Short Term Lease Agreement assigned to Grantee at closing.

Certificate of Authenticity

I, Melissa Goelz, 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 April 4, 2025.

Date

Affiant Signature

April 4, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON