Karen Johnson Davidson County
Batch# 1258221 DEEDWARR
04/14/2025 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250414-0027610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 10th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:
9.5.2028

(AFFIX SEAL)

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)
Abel Alowabe	Abel Alowabe	150-01-0-110.00
(NAME) 516 Rural Hill Road	(NAME) 516 Rural Hill Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(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, Danielle Robichaud and Wesley Thomlinson, wife and husband, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Abel Alowabe, an unmarried 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. 30 on the Plan of Edge- O -Lakes Estates, Section IV, as of record in Book 3600, pages 87 and 88, Registers Office for Davidson County, Tennessee.

Said Lot No 30 fronts 80 feet on the easterly side of Rural Hill Road, and extends back 122.70 feet on the northerly line and 128.80 feet on the southerly line, to a dead line in the rear on which it measures 91.24 feet.

Being the same property conveyed to Albert Hughes Armstrong and Wife, Ercell R. Armstrong by Warranty Deed from Thurman & Stevens Construction Company, Inc of record in Book 4045, page 718, Register's Office for Davidson County, Tennessee, dated August 09, 1966 and recorded on August 10, 1966.

Ercell R. Armstrong died on or about April 24, 1997, leaving Albert Hughes Armstrong

the surviving tenant by the entirety.

Albert Hughes Armstrong died on or about May 9, 1997.

See Affidavit of record in Book 11121, Page 960, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danielle Robichaud by Quitclaim Deed from Diana Farmer, Stephanie Babcock, Jennifer Greenlee and Sara Cox of record in Instrument No. 20190528-0050144 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 28, 2019.

Albert H. Armstrong died on or about June 29, 2012.

Wesley Tomlinson joins in this conveyance as spouse of Danielle Robichaud to transfer any marital rights he may have in said property.

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 516 Rural Hill Road, Nashville, TN 37217

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 10 day of April, 2025

Danielle Robichaud

Wesley Thomlinson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10 day of April, 2025, before me personally appeared Danielle Robichaud and Wesley Thomlinson, 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 10 day of April, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 10, 2025.

Affiant Signature

4/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026