WARRANTY DEED

Karen Johnson Davidson County
Batch# 1264998 DEEDWARR
04/25/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20250425-0031929

STATE OF
COUNTY OF 38586

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brendan Christoper Rich and Audrea Rich	Brendan & Andrea Rich	
(NAME)	(NAME)	
6305 Robin Hill Rd	6305 Robin Hill Rd.	115-15-0-076.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville TN 37205	
(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, **6305 ROBIN HILL LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brendan Christoper Rich and wife, Audrea Rich,** 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. 93 on the Map of West Meade Farms, Inc., Section "E", as of record in Book 1835, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No 93 fronts 145 feet on the southerly side of Robin Hill Road and runs back between lines, 377 feet on the easterly line and 372.1 feet on the westerly line to a dead line in the rear on which it measures 145.1 feet.

Being the same property conveyed to 6305 Robin Hill, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charlotte Anne Richey Hamrick, Co-Trustee of The Charlotte Anne Richey Hamrick Revocable Trust Dated April 1, 2016 of record in Instrument No. 20220706-0077593, Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on July 06, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6305 Robin Hill Rd. Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 22nd day of April, 2025.

6305 Robin Hill, LLC

By: John Swift, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of 6305 Robin Hill LLC, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of 6305 Robin Hill LLC, in his capacity as Sole Member.

WITNESS my hand and official seal at office this 22nd day of April, 2025.

Notary Public

My Commission Expires: 3.6.2029

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/22/25 (date of document).

Affiant Signature

4/25/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

