Karen Johnson Davidson County
Batch# 1265975 DEEDWARR
04/30/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20250430-0033327

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2025.

Emilee Barrett
Notary Public

My commission expires: 6/22/26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robyn Elizabeth Burrows	**New Owner**	**082-08-0-232.00**
708 Hart Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samuel Nelson Graham III, married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robyn Elizabeth Burrows, unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of McNish's Subdivision of the J.W. McFerrin 6-1/4 acre- tract in East Nashville, of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Samuel Nelson Graham, III, an unmarried man by Warranty Deed from Sarah Jimenez f/k/a Sarah Vrabcak and husband, Angel F, Jimenez of record in Instrument No. 20150527-0048677 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on May 27 2015. This property is not and never has been the marital residence of wife of grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property known as **708 Hart Ave, Nashville, TN 37206.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of April, 2025.

Samuel Nelson Graham III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samuel Nelson Graham III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 29th day of April, 2025.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 25-002210-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 29, 2025** (date of document).

Affiant Signature

April 30, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **30** day of **April**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD