WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1267218 DEEDWARR
05/01/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250501-0033527

File #25-TC-5111-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonah Neal Robbins and Samantha Robbins	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	
5111 Briarwood Drive	**2160 Superior Avenue**	**147-10-0-083**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Cleveland, OH 44114**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN A. BOYD AND HALEY H. BOYD, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JONAH NEAL ROBBINS AND SAMANTHA ROBBINS, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 324 on the Plan of CALDWELL COUNTRY ESTATES, SECTION FIVE, of record in Plat Book 3300, Page 16, as amended in Book 3978, Page 853, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Boyd and Haley H. Boyd, Husband and Wife, by Warranty Deed from Susan Holliday, unmarried woman, of record in Instrument No. 20200417-0040247, in the Register's Office of Davidson County, Tennessee, dated April 13, 2020, and recorded on April 17, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL COUNTRY ESTATES, SECTION FIVE, as recorded in Plat Book 3300, Page(s) 16, as amended in Book 3978, Page 853.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3279, Page 556.
* Covenants, Conditions and Restrictions as set forth in Deed of Additure and Declaration of Restrictions recorded in Instrument No. 20031103-0161026.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JOHN A. BOYD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202505010033526_____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **HALEY H. BOYD**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202505010033525_____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 5111 Briarwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th day of April, 2025.

John A. Boyd by John Bishop, his Attorney-in-Fact

Haley H. Boyd by John Bishop, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JOHN A. BOYD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JOHN A. BOYD**.

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

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **HALEY H. BOYD**, and who acknowledged he/she/they executed the same as the free act and deed of the said **HALEY H. BOYD**.

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

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of April, 2025.

Affiant Signature
Date 4-29-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028