THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00 Affiant Subscribed and sworn to before me, this 2nd day of May, 2025. Notary Public My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-20-2028

WARRANTY DEED

Address New Owner: Robert Frank Alessi 1425 Sumner Avenue Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 083 06 0 001.00

Karen Johnson Davidson County
Batch# 1269010 DEEDWARR
05/05/2025 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20250505-0034915

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TONYA MCBRIDE ROBLES AND MICHAEL PAUL ROBLES, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERT FRANK ALESSI, A SINGLE PERSON,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of the Subdivision of Part of the Weakley Home Place, of record in Book 421, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 50 feet on the northerly side of Sumner Avenue and runs back between parallel lines 150 feet to 15 foot alley in the rear.

Being the same property conveyed to Tonya McBride Robles and Michael Paul Robles, wife and husband by Deed dated August 22, 2022 from Phillip Byron Jones and Tammy Parmentier-Jones fka Tammy L. Parmentier, husband and wife, recorded August 24, 2022, in Instrument Number 202208240095733, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1425 Sumner Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of May, 2025.

TONYA MCBRIDE ROBLES

Michael Paul Robles by Tonya McBride Robles as Attorney in Fact

MICHAEL PAUL ROBLES BY TONYA MCBRIDE ROBLES, AS ATTORNEY IN FACT

STATE OF MA)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **TONYA MCBRIDE ROBLES** 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 and official seal at office this 2nd day of May 2025.

PAUL A. GARDNER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires On
April 17, 2031

Notary Public
My Commission Expires: 4-17-31

STATE OF MA)
)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **TONYA MCBRIDE ROBLES** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MICHAEL PAUL ROBLES** , as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of May 2025.

Notary Public
My Commission Expires: 4-17-31

PAUL A. GARDNER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires On
April 17, 2031

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24115-DS

I, Kirsten Virden, 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 05/02/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/02/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

