Karen Johnson Davidson County
Batch# 1274232 DEEDWARR
05/16/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $866.91
20250516-0038885

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $234,300.00.

Affiant

File Number: 25030076

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 16th day of May, 2025.

Notary Public
My Commission Expires: 6-22-26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Patrick Finley	Same as New Owner	103-02-0-052.00
404 Greenway Glen Way		
Nashville, TN 37209		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles T. Williams, Sr., hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Patrick Finley, a married man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the map of the C. C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, described as follows:

Beginning on the westerly margin of Orlando Avenue, 410 feet north of the northerly margin of Burgie Street, being the northeast corner of the property conveyed to Wesley M. Beaty and wife, by deed from William Vick Roy and wife, of record in Book 1286, page 653, ,said Register's Office; thence with Beaty's northerly line, westwardly 150 feet; thence northwardly 54 feet more or less to the southwest corner of the property conveyed to W. V. Roy and wife by deed from B. R. Kennedy and wife of record in Book 1227, Page 117, said Register's Office; thence with Roy's southerly line, Eastwardly 150 feet to the westerly margin of Orlando Avenue; thence with said Avenue Southwardly 54 feet more or less to the beginning.

Being the same property conveyed to Charles Lee Robinson and wife Irene Robinson by Warranty Deed from Fred G. Butler and wife Lois C. Butler, dated March 20, 1956 and recorded in Book 2499, Page 481, Register's Office of Davidson County, Tennessee.

Martha Irene Robinson f/k/a Martha Irene Ethridge died on about January 19, 1969.

Being the same property conveyed to John L. Robinson, unmarried, by Quitclaim Deed from Charles Lee Robinson, unmarried, dated June 8, 1998 and recorded June 9, 1998 in Book 10968, Page 239, Register's Office of Davidson County, Tennessee.

John Lester Robinson died testate on or about March 7, 2025.

Being the same property conveyed to Charles T. Williams, Sr., individually, by Executor's Quitclaim Deed from Charles T. Williams, Sr. as Executor/Personal Representative of the Estate of John Lester Robinson, dated May 9, 2025 and recorded May 9, 2025 at Instrument number 20250509-0036795 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 213 Orlando Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of May, 2025.

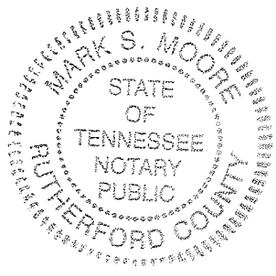
Charles T. Williams, Sr.

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles T. Williams, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 16th day of May, 2025.

Notary Public at Large
My Commission Expires: 10-17-2026



Tennessee Certification of Electronic Document

I Ashley Weber, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original executed and authenticated according to law on 5/16/25 (date of document).

Ashley Weber
Affiant Signature

5/16/25
Date

State Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of May, 2025

ELISABETH CONNOR
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal

Notary's Signature

My Commission Expires 4-15-28

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