**WARRANTY DEED**

Karen Johnson
Batch # 1285126
06/17/2025 09 32 23 AM
Fees $13 00 Taxes $5,365 00

Davidson County
DEEDWARR
2 pgs

20250617-0047339

File No AD-25-9869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Edwin Wilson Robinson and Huntley Robinson | New owner | |
| (NAME) | (NAME) | |
| 4610 Elkins Avenue | | 091-16-0-053 00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, I/we, **Jaime L. Gilliam-Swartz and Emmicia Bracey Gilliam-Swartz, formerly known as Emmicia Jacquelyn Bracey, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Wilson Robinson, Jr. and Huntley Chapman Robinson, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 the Westerly 55' of Lot No. 511, Block "B" on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Jaime L. Gilliam-Swartz and Emmicia Jacquelyn Bracey, Joint Tenants with Right of Survivorship by Warranty Deed from Daniel A. Serafini and Karen M. Serafini, F/K/A Karen M. Owen, husband and wife of record in Instrument No. 20210510-0062253 Register's Office for Davidson County, Tennessee, dated May 7, 2021 and recorded on May 10, 2021.**

**This is property more commonly known as 4610 Elkins Avenue, Nashville, TN 37209.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of June, 2025.

Jaime L. Gilliam-Swartz

Emmicia Bracey Gilliam-Swartz

STATE OF Illinois
COUNTY OF Cook

On this 11th day of June, 2025, before me personally appeared Jaime L Gilliam-Swartz and Emmicia Bracey Gilliam-Swartz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2025.

Notary Signature
My commission expires: August 7, 2027

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No 976238
My Commission Expires August 7, 2027