39B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551090** Karen Johnson Davidson County Batch # 1289892 DEEDWARR 06/25/2025 11:40:59 AM 2 pgs Fees: $13.00 Taxes: $3,311.50 20250625-0050052	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $895,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2025. Notary Public My Commission Expires: 7/6/2028 LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Emily Claire Dicks and Carter Pipkin 2209 Natchez Trace Nashville TN 37212	Send Tax Bills To: Studio Bank 124 12th Ave South, Ste 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 104 15 0 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **E. Wilson Robinson, sole owner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carter Pipkin, and unmarried man, and Emily Dicks, an unmarried woman, as joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the map of A SUBDIVISION OF LOTS NO. 31 AND 32 IN BRANSFORD REALTY COMPANY'S WESTMORELAND, SUBDIVISION as of record in Book 547, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 80 feet on the Westerly side of 28th Avenue and runs back 115 feet on the Northerly line and 50 feet on the Southerly line with the Northerly margin of an alley to a dead line measuring 130 feet thereon.

Being the same property conveyed to E. Wilson Robinson, by Quitclaim Deed from E. Wilson Robinson and David G. Robinson, joint tenants with right of survivorship, of record in Instrument No. 20171128-0121256, in the Register's Office of Davidson County, Tennessee, dated November 15, 2017 and recorded on November 28, 2017.

Being the same property conveyed to E. Wilson Robinson and David G. Robinson, joint tenants with right of survivorship, by Warranty Deed from Matthew D. Dobbs and spouse, Taylor S. Dobbs, of record in Instrument No. 20120601-0047370, in the Register's Office of Davidson County, Tennessee, dated May 25, 2012 and recorded on June 01, 2012.

Huntley Robinson joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of E. Wilson Robinson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A SUBDIVISION OF LOTS NO. 31 AND 32 IN BRANSFORD REALTY COMPANY'S WESTMORELAND, SUBDIVISION, as recorded in Plat Book 547, Page(s) 113.

This is improved property located at 2209 Natchez Trace Nashville TN 37212

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 24th day of June, 2025.

E. Wilson Robinson

Huntley Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. Wilson Robinson and Huntley Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2025.

Notary Public
My Commission Expires:

