This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5607-TM

Karen Johnson Davidson County
Batch# 1302934 DEEDWARR
07/28/2025 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,617.75
20250728-0059433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $707,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2025.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maurico Rodrigues Antun, Rachel Claire Antun, and Daniel Walsh 2709 North Highlands Drive Nashville, TN 37221	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	142 16 0C 018.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John Eric Robinson and wife, Arey Lee Robinson** (individually and/or collectively, "Grantor"), transfer and convey unto **Maurico Rogrigues Antun, as to 37.5% interest and Rachel Antun, as to 37.5% interest husband and wife, and Daniel Walsh, a single man, as to 25% interest, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a 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. 18 on the Final Plat of DEVON HIGHLANDS, PHASE I, a Planned Unit Development, as of record in Plat Book 7900, Page 428, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Eric Robinson and wife, Arey Lee Robinson, by Warranty Deed from Mark E. Cooper and wife, Dixie W. Cooper, of record in Instrument No. 20031008-0149550, in the Register's Office of Davidson County, Tennessee, dated September 11, 2003 and recorded on October 08, 2003.

This is improved property located at: **2709 North Highlands Drive, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of July, 2025

GRANTOR:

John Eric Robinson

Arey Lee Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Eric Robinson and Arey Lee Robinson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2025.

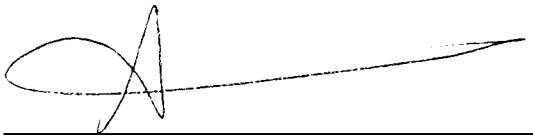
Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202507280059433

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 28, 2025**.



Affiant Signature — Date: **07/28/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 28, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

