Karen Johnson Davidson County
Batch# 1305081 DEEDWARR
08/01/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250801-0061237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

W-BR-25-808

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alyse Hunt and Jonathan Snell-Callanen	New Owner	
(NAME)	(NAME)	**173-11-0A-073.00-CO**
808 Garrett Way Ct		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN ABBOTT ROBINSON, III AND MOLLY BETH ROBINSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSE HUNT AND JONATHAN SNELL-CALLANEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of Section Three, Stanford Village, RS10 Cluster Development of record in Plat at Instrument No. 20011217-0139079, 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 John Abbott Robinson III and Molly Beth Robinson, husband and wife by Warranty Deed from Justin Thomas Pullen and Lisa L. Pullen, husband and wife of record in Instrument No. 20200616-0062335 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 16, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20011217-0139079, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000203-0011283, Instrument No. 20000228-0019107, amended and restated in Instrument No. 20000301-0020280, supplemented in Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20000217-0016311, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20000217-0016310, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20040422-0045792, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 9466, Page 794, and Book 11517, Page 992, in the Register's Office for Davidson County, Tennessee.
- Agreement for Flood Plains of record in Book 11493, Page 254, in the Register's Office for Davidson County, Tennessee.
- Easement to Consolidated Gulf Transmission Co. of record in Book 4218, Page 425 and Book 4229, Page 43, in the Register's Office for Davidson County, Tennessee.
- Gulf Interstate Gas Transmission Line of record in Book 2590, Page 545, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for sanitary sewer lines of record in Book 11263, Page 503, in the Register's Office for Davidson County, Tennessee.
- Right of Way to Davidson County of record in Book 2739, Page 637 and Book 2740, Page 181, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 Garrett Way Ct, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF JULY, 2025.

John Abbott Robinson III

John Abbott Robinson, III

Molly Beth Robinson

Molly Beth Robinson

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ABBOTT ROBINSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY BETH ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 7/31/25.

Affiant Signature – Joshua A. Terry

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/25

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON