Name and Address of New Owner:
Bradley Wayne Robinson
822 Richards Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1316634 DEEDWARR
08/29/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250829-0069472

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14812013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Bradly Keith Robinson, **Executor of the Estate of Donald T. Graham**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradley Wayne Robinson**, (unmarried man) "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot. No. 140 on the Plan of Hazelwood, Section 3, of record in Book 3842, Page 23, Register's Office for Davidson County, Tennessee.

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF RICHARDS ROAD, THE COMMON CORNER OF LOTS NOS. 139 AND 140; THENCE NORTH 103.0 FEET ALONG THE COMMON LINE OF SAID LOTS; THENCE EASTERLY 115.10 FEET TO A POINT ON THE WESTERLY MARGIN OF FANNING DRIVE; THENCE SOUTHERLY 83.85 FEET ALONG SAID MARGIN TO A POINT, THE BEGINNING OF A CURVE; THENCE SOUTHWESTERLY 39.04 FEET AROUND SAID CURVE TO A POINT ON THE NORTHERLY MARGIN OF RICHARDS ROAD; THENCE WESTERLY 90.87 FEET ALONG SAID MARGIN TO THE POINT OF BEGINNING.

Being the same property conveyed to Donald T. Graham and wife, Lennie May Graham by Warranty Deed from R.B. Woodroof and wife, Margrette D. Woodroof dated June 29, 1966 and recorded June 30, 1966 of record in Book 4031, Page 465 said Register's Office, Davidson County, Tennessee. Lennie May Graham died on 1/8/2025 and Donald T. Graham died on 4/10/2025. The Estate of Donald T. Graham Probate Docket No. 25P1368 filed in the Probate Division of the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 822 Richards Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2025.

Estate of Donald T. Graham

By: Bradley Keith Rob EXECUTOR (SEAL)
Bradley Keith Robinson, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2025, before me personally appeared Bradley Keith Robinson, Executor of Estate of Donald T. Graham, Probate Docket No. 25P1368 in the Probate Court of Davidson County, Tennessee., 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 22nd day of August, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of August, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/22/25 (date of document).

Affiant Signature

8/28/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

