Karen Johnson Davidson County
Batch# 1317873 DEEDWARR
09/03/2025 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,702.11
20250903-0070362

Name and Address of New Owner:
John Schwab and Kelly Schwab
4440 Darr Circle
Colorado Springs, CO 80908

Send Tax Bills To:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 092-05-0-225

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, **Daniel L. Robinson and Dalena L. Robinson, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Schwab and Kelly Schwab, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, described as follows:

BEING Lots Nos. 1 and 2 of the Map of Fisk University Place, Block 28, recorded in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 50 feet on 32nd Avenue North and run back between parallel lines 150 feet.

Being the same property conveyed to Daniel L. Robinson and Dalena L. Robinson, a married couple by Deed dated August 15, 2019, from W. Daniel Robinson, a single person, recorded August 15, 2019, in Instrument Number 20190815-0081735, in the Official Records of Davidson County, Tennessee. Deed of Correction of record in Instrument Number 20190903-00088601, correcting the legal description, of record in said Register's Office. Being also conveyed to W. Daniel Robinson and Daniel L. Robinson, by Warranty Deed dated April 10, 2013, from Morris B. Haddox, recorded

April 12, 2013, of record in Instrument Number 20130412-0036409, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 902 32nd Avenue, Nashville, TN, 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 29th day of August, 2025.

_____(SEAL)
Daniel L. Robinson

_____(SEAL)
Dalena L. Robinson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of August, 2025, before me personally appeared Daniel L Robinson and Dalena L. Robinson, 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 29th day of August, 2025.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 $730,300.00, 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 ~~SUMNER~~ AS DAVIDSON

Sworn to and subscribed before me this 29th day of August, 2025.

Notary Signature
My commission expires: 12.19.2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 29. 2025.

Affiant Signature

3rd day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028