Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320107 DEEDWARR
09/09/2025 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $7,307.50
20250909-0071850

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3-24-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Clark	Newowners	09402007900
(NAME)	(NAME)	
1702 Electric Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lisa Aynne Estrada and Louis Estrada,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis R. Clark and Jennifer L. Robinson, married couple,** hereinafter called the GRANTEES, their heirs and assigns, 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. 60 on the Plan of United Electric Railway Companys Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 60 fronts 50 feet on the Southerly side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lisa Aynne Estrada and Louis Estrada, wife and husband, by deed of record in Instrument NO. 20221018-0113629, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Louis Estrada by Lisa Aynne Estrada as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument NO. 202509090071849, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1702 Electric Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 8th day of September, 2025.

Lisa Aynne Estrada

Louis Estrada by Lisa A Estrada

Louis Estrada
by Lisa Aynne Estrada, his attorney-in-fact

State of Tennessee
County of Davidson

Personally appeared before me Lisa Aynne Estrada, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of September, 2025.

Notary Public
My Commission Expires: _____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of September, 2025, before me personally appeared Lisa Aynne Estrada, the person who executed the foregoing instrument on behalf of Louis Estrada and acknowledged that she executed the same as the free act and deed of the said Louis Estrada, through Power of Attorney granted her by the said Louis Estrada.

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

Notary Public
Commission expires:

File No.: 17759

CERTIFICATION

I, Emily H Probst (owner/preparer of document), 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 9-8-25 (date)

Affiant Signature

9-8-25

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 8 day of September 2025

Notary Signature

My Commission Expires: _____

