Karen Johnson Davidson County
Batch# 1321492 DEEDWARR
09/12/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,216.78
20250912-0072990

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 328,860.00.

Affiant

Subscribed and Sworn before me this 12th day of September, 2025

Notary Public
My commission expires:
01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Alvin L. Robinson 2128 Nashboro Boulevard, Nashville, TN 37217	New Owner	135-12-0B-018-00

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, **Eric Richey and Christi Richey, Trustees of Eric H. Richey and Christi Marie Richey, Trustees under the Richey Marriage Trust dated January 9, 2019**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alvin L. Robinson, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 18 on the plan of Nashboro Village Tract-7, Horizontal Property Regime, Private Element Plat of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric H. Richey and Christi Marie Richey, wife, by warranty deed from Eric H. Richey, unmarried, of record in Instrument No. 20190528- 0049928 Register's Office for Davidson County, Tennessee.

FURTHER Being the same property conveyed to Eric H. Richey and Christi Marie Richey, Trustees under the Richey Marriage Trust dated January 9, 2019 by Quitclaim deed from Eric H. Richey and Christi Marie Richey, wife, dated May 13, 2019 and recorded June 5, 2019 of record in Instrument No. 20190605-0053473 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
a. Subject to the Plan of record in Book 11700, pages 49 and 50, and also in Book 4660, page 156, Register's Office for Davidson County, Tennessee.
b. Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520; and in Book 4827, page 14; and in Book 5469, page 840; and in Book 7751, page 907, Instrument No. 200003160027171, and Instrument No. 200006270063887, Register's Office for Davidson County, Tennessee.
c. Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.
d. Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
e. Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
f. Subject to Easement for Sewer of record in Book 8870, page 887, Register's Office for Davidson County, Tennessee.
g. Easements of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.
h. Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.
i. Public R-0-W Dedication of Record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.
j- Judgement of Declaration of Taking for J. Percy Priest Dam of Record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.
k. Conveyance of Common Areas of record in Instrument No. 200010100100360, Register's Office for

Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is [X] improved [ ] unimproved property known as 2128 Nashboro Boulevard, Nashville, TN 37217 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 10 day of September, 2025.

Eric H. Richey and Christi Marie Richey, Trustees under the Richey Marriage Trust dated January 9, 2019

By _____
Eric Richey, Trustee

By _____
Christi Richey, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10 day of September, 2025, before me personally appeared Eric Richey and Christi Richey, Trustees of Eric H. Richey and Christi Marie Richey, Trustees under the Richey Marriage Trust dated January 9, 2019, 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 10 day of September, 2025.

_____
Notary Signature
My commission expires:
3/23/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/10/25 (date of document).

Jennifer Russell
Affiant Signature

9/12/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

