Karen Johnson Davidson County
Batch# 1323849 DEEDWARR
09/18/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250918-0074412

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2025.

Notary Public

My commission expires: 10/4/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alissa Lackey	CrossCountry Mortgage, LLC	072-06-0Z-001.00-CO
1032 Maynor Ave	2160 Superior Avenue	
Nashville, TN 37216	Cleveland, OH 44114	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Ashton Robinson and Nicholas Robinson, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alissa Lackey, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being know and designated as Unit No. 1, of Homes at 1032 Maynor Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1032 Maynor Avenue, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20160226-0018513, in the Register's Office of Davidson, Tennessee and with said unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Ashton Miller, an unmarried woman by Warranty Deed from Akash Sarkar and wife, Anne Robison Sarkar of record in Instrument No. 20210524-0070286 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 24, 2021.

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The said Ashton Miller having since married Nicholas Robinson and is now known as Ashton Robinson; the said Nicholas Robinson joins in the execution of this Warranty Deed to convey any interest, specifically any homestead, dower, spousal or other marital rights or interests, as contemplated in T.C.A. § 26-2-301 or other similar statutes therein, that he may have in the subject property.

This is improved property known as **1032 Maynor Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of September, 2025.

Ashton Robinson

Nicholas Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ashton Robinson and Nicholas Robinson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of September, 2025.

Notary Public
My Commission Expires: 03-13-2029

KEITH H SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 25-002538-524

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True Copy Certification

I, **Jodi Jackson,** 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 this the 16 day of September, 2025.

Affiant Signature

Date 9/16/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027