Karen Johnson Davidson County
Batch# 1333722 DEEDWARR
10/14/2025 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20251014-0081844

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2025.

Notary Public

My commission expires: 9-5-2028

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Rena Robinson | New Owners | 063-00-0-229-00 |
| 1731 Hudson Road | | |
| Madison, TN 37115 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK A. ARMSTRONG, A SINGLE MAN, AND TRINA G. BURGESS, F/K/A TRINA B. ARMSTRONG, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RENA ROBINSON, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1

Being a tract of land in Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et al, in Deed Book 9912, page 19, R.O.D.C.T., more accurately described as follows:

Beginning at an iron pin in the easterly margin of Hudson Road, said pin being the most northwesterly corner of herein described tract and the most southwesterly corner of a tract owned by Thomas E. Henley and et ux in (DB 4757, page 834, R.O.D.C.T.) ; thence now leaving said margin with the line of said Henley North 73 degrees 44 minutes 00 seconds East 1978.41 feet to a set iron pin; thence now leaving said Henley with a new line South 26 degrees 05 minutes 48 seconds West, 278.55 to a set iron pin; thence with a new line South 76 degrees 43 minutes 49 seconds West, 1222.94 feet to a set iron pin in the easterly line of Lennox D. Blanton in (DB 10001, page 634 R.O.D.C.T.); thence with said Blanton for the next five calls; North 26 degrees 52 minutes 20 seconds West, 93.49 feet to a set iron pin; thence South 73 degrees 44 minutes 00 seconds West, 384.00 feet to an existing iron pin; thence South 67 degrees 33 minutes 44 seconds West, 75.25 feet to an existing iron pin; thence South 61 degrees 22 minutes 54 seconds West, 53.86 feet to an existing iron pin; thence with a curve to the left (I=90 degrees 00 minutes 00 seconds, R=25.00' L=39.27' and CB=S 16 degrees 23 minutes 29 seconds West, ) 35.36 feet to an existing iron pin in the easterly margin of Hudson Road; thence with said margin North 28 degrees 36 minutes 31 seconds West, 101.72 to the point of beginning containing 6.021 acres more or less.

Tract 2

Being a tract of land in Davidson County, Tennessee, described as per a survey by Tommy E. Walker, R.L.S. No. 1465, dated March 21,1996, as follows:
Beginning at a point in the south line of said Henley, said line being a common line to the DeVasher property to the south, said point being located North 73 degrees 44 minutes 00 seconds East. 548.86 feet from an iron pin in the easterly margin of Hudson Road, common corner to said Henley and DeVasher; thence said common line with a new line North 15 degrees 50 minutes 08 seconds West, 178.86 feet to a point; thence North 74 degrees 09 minutes 52 seconds East, 1448.15 feet to a point; thence South 09 degrees 30 minutes 28 seconds East,168.14 feet to a point in the north line of said DeVasher; thence with said line South 73 degrees 44 minutes 00 seconds West, 1429.55 feet to the point of beginning, containing 5.729 acres more or less.

Tract 3

Being a tract of land in Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et al., in Deed Book 9912, page 19, R.O.D.C.T., more accurately described as follows:
Beginning at an iron pin, said pin being the most northwesterly corner of Howard W. Allen (DB 10173, page 312 R.O.D.C.T), thence North 15 degrees 50 minutes 08 seconds West, 39.24 feet to an iron pin in said Henley's north line; thence with the same North 75 degrees 16 minutes 00 seconds East, 274.53 feet to an iron pin; thence North 73 degrees 36 minutes 00 seconds East, 1178.78 feet to an iron pin; thence South 09 degrees 30 minutes 28 seconds East, 45.85 feet to an iron pin, common corner to said Allen and Bernard DeVasher (DB 10173, page 308 R.O.D.C.T.); thence South 74 degrees 09 minutes 52 seconds West, 1448.15 feet to the point of beginning, containing 1.304 acres more or less.

Being the same property conveyed to Mark A. Armstrong and wife Trina B. Armstrong n/k/a Trina G. Burgess by Warranty Deed from Barbara A. Allen of record in Instrument No. 20130618-0062386 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 18, 2013.

Final Decree of Divorce in Docket NO. 21D-1183, Third Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1731 Hudson Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2025.

**Mark A. Armstrong**

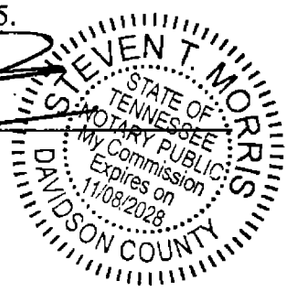
**Trina G. Burgess f/k/a Trina B. Armstrong**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark A. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of October, 2025.

Notary Public

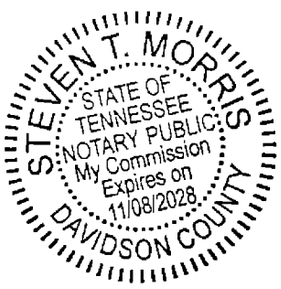



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trina G. Burgess f/k/a Trina B. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of October, 2025.

Notary Public



**Certificate of Authenticity**

I, Holly Masar, 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 6 day of October, 2025.

Affiant Signature

10/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY