Karen Johnson Davidson County
Batch# 1366366 DEEDWARR
01/06/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20260106-0001191

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~ Sumner** The actual consideration or value, whichever is greater, for this transfer is **$464,900.00**. **Affiant** Subscribed and sworn to before me, this **5th day of January, 2026.** **Notary Public** **My commission expires:** 8/1/28

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edgar Alvarenga Amaya **166 Oak Valley Drive** **Nashville, TN 37207**	New Owner	**060-03-0-134.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Andrew F. Robertson and Katherine B. Robertson, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Edgar Alvarenga Amaya, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Oak Valley Drive the common front corners of Lots 22 and 23; thence with the line between said lots Southwardly 150.81 feet to a concrete monument at the rear corners of Lots 22, 23 and 24; thence with the line between Lots Nos. 23 and 24, Westward 146.65 feet to a point in the Easterly margin of Larkspur Drive; thence with said margin of said Drive Northwardly 113.47 feet to a concrete monument at the beginning of a curve to the right having a radius of 28.35 feet; thence around said curve Northeastwardly 43.94 feet to a concrete monument in the Southerly margin of Oak Valley Drive; thence with said margin of said Drive, Eastwardly 93 feet to the point of beginning.

Being the same property conveyed to Andrew Robertson, an unmarried man and Katherine Blatt, an unmarried woman by Warranty Deed from 1 Public Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20200330-0033631 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 30, 2020.

Being the same property conveyed to Andrew F. Robertson and Katherine B. Robertson, as tenants by the entirety by Quit Claim Deed from Andrew Robertson and Katherine Blatt, of record in Instrument No. 20240813-0060997 Register's Office for Davidson County, Tennessee, dated August 08, 2024 and recorded on August 13, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **166 Oak Valley Drive, Nashville, TN 37207**.

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 in 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 hand(s) this **10th day of December, 2025.**

Andrew F. Robertson

Katherine B. Robertson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of December, 2025, before me personally appeared Andrew F. Robertson and Katherine B. Robertson, 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 10th day of December, 2025.

Notary Signature
My commission expires: 6.29.27

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HE-2025-631

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 12/10/2025 (date of document).

Jennifer Russell
Affiant Signature

1/6/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of January, ~~2025~~ 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

