Karen Johnson Davidson County
Batch# 1402456 DEEDWARR
04/07/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20260407-0027688

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253486**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $529,000.00. Kirsten Virden Affiant Subscribed and sworn to before me, this 1st day of April, 2026. JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 11-8-2028

WARRANTY DEED

Address New Owner: Joel M. Robinson and Vanubia Alvares Robinson 208 Scarlet Ridge Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0A-056.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan D. Nash, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joel M. Robinson and Vanubia Alvares Robinson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 217, as shown on the map entitled First Revision Final Plat Phase Two Autumn Oaks Subdivision, of record in Plat Book 11700, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RYAN D. NASH, by deed from GLEN C. STEPHENS AND CASSANDRA L. STEPHENS, HUSBAND AND WIFE, of record in Instrument No. 20150122-0006303, dated January 15, 2015, said Register's Office.

Catherine Nash joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 181-10-0A-056.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010912-0099443, and amended as Instrument Nos. 20030513-0064238, and 20101206-0096935, said Register's Office.

Matters shown on the Plan of record in Plat Book 11700, pages 64 and 65, said Register's Office. Restrictions as set out in the Deed of record in Book 6704, page 397, and Book 6704, page 405, as amended in Book 6968, page 30, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7515, page 298, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 196, Book 9343, page 199, and in Book 11217, page 799, said Register's Office.

Easement(s) as set out in the Warranty Deed of record in Book 261, page 284, Book 475, page 547, and Book 6704, page 397, said Register's Office.

Right-of-Way Agreement of record in Book 2245, page 271, and Book 4240, page 667, said Register's Office.

Contract of Easement and Furnishing of Water of record in Book 3376, page 239, said Register's Office.

Easement(s) to United Telephone Company of record as Instrument Nos. 20020826-0103047, and 20020918-0113710, said Register's Office.

Storm Water Detention Agreement of record in Book 7760, page 970, said Register's Office.

Notice of Acceptance of Public Infrastructure of record as Instrument No. 20101207-0097287, said Register's Office.

This is improved property located at 208 Scarlet Ridge Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2026.

Ryan D. Nash

Catherine Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan D. Nash and Catherine Nash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2026.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
November 14, 2029

I, Kirsten Virden, 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 4-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

