THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1417254 DEEDWARR
05/07/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $5,494.50
20260507-0041045

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael Robinson and Madelyn Robinson 3705 B Estes Road Nashville, TN 37215	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	116 12 0S 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth G. Rush, an unmarried man, and Allen K. Whitaker, an unmarried man, as tenants in common with right of survivorship,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael Robinson and Madelyn Robinson, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3705 Estes Road, B, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 3705 Estes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) , et seq., of record in Instrument Number 20150914-0092993, Register's office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth G. Rush and Allen K. Whitaker, both unmarried, tenants in common with right of survivorship by Warranty Deed from Scruggs Homes, GP, a General Partnership, dated January 23, 2019, recorded on January 25, 2019, in Instrument No. 20190125-0007539, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3705 Estes Road, B, Nashville, TN 37215.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of May, 2026.

Kenneth G. Rush

Allen K. Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2026, before me personally appeared Kenneth G. Rush and Allen K. Whitaker, 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 5th day of May, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6 day of May, 2026.

Notary Public
My commission expires: _____

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

True Copy Certification

I, **Denise Woods,** 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 5th day of May, 2026.

Denise Woods
Affiant Signature
Date 5-6-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 08-10-2027

