Karen Johnson Davidson County
Batch# 1448104 DEEDWARR
07/16/2026 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260716-0064665

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 10th day of July, 2026. Notary Public My commission expires: 11/5/29

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:
Michael Alston and Zakoria Alston	WEST CAPITAL LENDING	M/P: 148 02 0 102.00
1246 Dodd Street, Apt B	17911 VON KARMAN AVE STE 400	
Clarksville, TN 37040	IRVINE, CA 92614	

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, **CHARLES ANDREW ROBINSON AND BERTHA JUDITH ROMERO GALLO, TRUSTEES OF ROBINSON & ROMERO LIVING TRUST DATED JULY 14, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ALSTON AND ZAKORIA ALSTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Resubdivision of Reserve Parcel A Century Center Park of record in Plat Book 5200, Page 422, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife by Warranty Deed from Foxwood Properties, LLC of record in Instrument No. 20220331-0037164 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on March 31, 2022.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero Gallo, trustees of the Robinson and Romero Living Trust dated July 14, 2020 by Quit Claim Deed from Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife, of record in Instrument No. 20220523-0059340 Register's Office for Davidson County, Tennessee, dated March 14, 2022 and recorded on May 23, 2022.

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

The address of the herein described property is believed to be 5104 Linbar Drive, Nashville, TN 37211, 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 10th day of July, 2026.

Robinson & Romero Living Trust dated July 14, 2020

By: _____
Charles Andrew Robinson, Trustee

By: _____
Bertha Judith Romero Gallo, Trustee

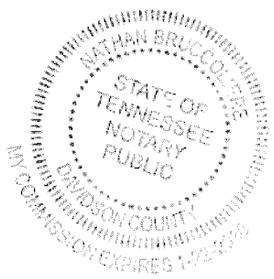
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Andrew Robinson and Bertha Judith Romero Gallo, Trustees of Robinson & Romero Living Trust dated July 14, 2020, 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 10th day of July, 2026.

_____
Notary Public

My Commission Expires: 1/22/30



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 10. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607160064665