Karen Johnson Davidson County
Batch# 1450596 DEEDWARR
07/22/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20260722-0066511

c

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611492

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$387,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

SR

Affiant

Sworn to and subscribed before me this 17 day of July, 2026.

CHERYL A. DILLON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

My Commission Expires 5/28/26

WARRANTY DEED

THIS INDENTURE, made this 17th day of July, 2026, among:

BENJAMIN SENSING, JR., AND SUSANNA SENSING,

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

REBECCA G. ROBINSON, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land situated in Davidson County, Tennessee, being Unit A as shown in the Declaration Establishing a Horizontal Property Regime for The Townhomes at 1313 Litton Avenue II, of record in Instrument No. 20211215-0165917, as amended in Instrument No. 20240502-0032217, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to the First Amendment to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 1313 Litton Avenue II, to which reference is hereby made for a more particular description of the property.

Being the same property conveyed to Benjamin Sensing, Jr., an unmarried man by deed from Rosemary Partners LLC, a Tennessee limited liability company, dated May 3, 2024, of record in Instrument No. 20240506-0032969, Register's Office for Davidson County, Tennessee.

Susanna Sensing, joins in this conveyance for the limited purpose of conveying any interest that she may have, marital or otherwise.

Being also known as 1313-A Litton Avenue, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Benjamin Sensing, Jr.

Susanna Sensing

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Benjamin Sensing, Jr. and Susanna Sensing** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of July, 2026.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Susanna Sensing**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2026.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Owner Name & Property Address:

Name: Rebecca G Robinson
Address: 1313- A Litton Avenue
City, State, Zip: Nashville N 37216

Responsible Party For Taxes:

Name: Rebecca Robinson
Address: 1313 A Litton Ave
City, State, Zip: Nashville TN 37216

Tax ID: 072-10-2T-001.00

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 17, 2026 (date of document).

Affiant Signature

July 21, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL



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