Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1476735
09/23/2026 02:38:10 PM
Fees: $13.00 Taxes: $1,776.00

Davidson County 19-B
DEEDWARR 275
2 pgs

20260923-0088347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua David Robinson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David G. Robinson and Denise J. Robinson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 405 as shown on the Plat described in the Master Deed of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B", as set forth in said Master Deed. Reference is hereby made to the Plat of The Park at Melrose Condominiums attached as Exhibit "E" to the aforementioned Master Deed for a more complete identification, description and placement of said unit.

Being the same property conveyed to Joshua David Robinson, an unmarried man and David Gordon Robinson, a married man, as tenants in common by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20071213-0143356 Register's Office for Davidson County, Tennessee, dated December 11, 2007 and recorded on December 13, 2007.

Being the same property conveyed to Joshua David Robinson and wife, DaNae Latan Robinson and David Gordon Robinson, a married man, as joint tenants with right of survivorship by Quitclaim Deed from Joshua David Robinson, an unmarried man and David Gordon Robinson, a married man, as tenants in common of record in Instrument No. 20110912-0070303 Register's Office for Davidson County, Tennessee, dated August 30, 2011 and recorded on September 12, 2011.

Being the same property conveyed to Joshua David Robinson, an unmarried man, and David Gordon Robinson, a married man, as joint tenants with rights of survivorship by Quitclaim Deed from DaNae Latan Robinson, unmarried of record in Instrument No. 20140226-0016427 Register's Office for Davidson County, Tennessee, dated February 07, 2014 and recorded on February 26, 2014.

Being the same property conveyed to Joshua Robinson, an unmarried man by Quitclaim Deed from David Gordon Robinson, a married man of record in Instrument No. 20151002-0100182 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on October 02, 2015.

The Grantor is now married; however, the subject property has not been the residence of the Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2310 Elliott Avenue Unit 405, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of September, 2026.

Joshua David Robinson

State of Tennessee)
County of Davidson)

On this 18th day of September, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua David Robinson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 480,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of September, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
David G. Robinson Denise J. Robinson 1630 Essex Drive Warrensburg, MO 64093	NEW OWNER	105-14-0C-405.00