After Recording Return to:
EQUIFAX SETTLEMENT SERVICES
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 1241872

Davidson County DEEDQC
Recvd: 02/21/13 08:08 7 pgs
Fees:37.00 Taxes:0.00
20130221-0017185

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 053090B00200CO

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE made and entered into on this 15th day of February, 2013, by and between TRINA L. ROBINSON, F/K/A TRINA L. MANEY, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, of 1604 CUMBERLAND STATION BOULEVARD, MADISON, TN 37115 hereinafter referred to as Grantor(s) and TRINA L. ROBINSON AND HENRY ROBINSON, WIFE AND HUSBAND, of 1604 CUMBERLAND STATION BOULEVARD, MADISON, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

Also known as: 1604 CUMBERLAND STATION BOULEVARD, MADISON, TN 37115
Property Tax ID No.: 053090B00200CO
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER: 20060713-0084332, Recorded: 07/13/2006

And that said conveyance does not render the Grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Assessor's parcel No. 053090B00200CO

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Trina L. Robinson
FKA Trina L. Maney

TRINA L. ROBINSON, F/K/A
TRINA L. MANEY

~~STATE OF~~ _____
~~COUNTY OF~~ _____

See attached Notarial Certificate

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
My Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside

On February 15, 2013 (Date) before me, Susan R Wiggins, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Trina L. Robinson (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SUSAN R. WIGGINS
Commission # 1897810
Notary Public - California
Riverside County
My Comm. Expires Aug 27, 2014

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Susan R Wiggins (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Trina L. Robinson
Affiant

~~Subscribed and sworn~~ to before me this ____ day of _____, _____.

See attached Notarial Certificate
Notary Public
Commission Expires _____

Name and address for person(s) responsible for taxes:

TRINA L. ROBINSON AND HENRY ROBINSON
1604 CUMBERLAND STATION BOULEVARD
MADISON, TN 37115

Name and address of property owner:

TRINA L. ROBINSON AND HENRY ROBINSON
1604 CUMBERLAND STATION BOULEVARD
MADISON, TN 37115

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Riverside

Subscribed and sworn to (~~or affirmed~~) before me on this 15th (Date) day of February (Month), 2013 (Year), by

(1) Trina L. Robinson (Name of Signer),

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____ (Name of Signer)

~~proved to me on the basis of satisfactory evidence~~ to be the person who appeared ~~before me~~.)

SUSAN R. WIGGINS
Commission # 1897810
Notary Public - California
Riverside County
My Comm. Expires Aug 27, 2014

Signature Susan R Wiggins
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 2 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION ONE, AS OF RECORD IN INSTRUMENT 20110090109759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE ARMSTRONG BY DEED FROM RANDALL PHILLIPS HOMES, L.L.C., OF RECORD IN INSTRUMENT 200204090043181, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO TRINA L. MANEY, AN UNMARRIED WOMAN BY DEED FROM STEPHANIE ARMSTRONG ADAMS RECORDED 07/13/2006 IN DEED INSTRUMENT 20060713-0084332, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 053090B00200CO

PROPERTY COMMONLY KNOWN AS: 1604 CUMBERLAND STATION BOULEVARD, MADISON, TN 37115

True Copy Certification

I, Tim Sexton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Tim Sexton who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-14-2015
Notary' Seal (if on paper)

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015