AFTER RECORDING RETURN TO:
DURWARD FRANKLIN ROBINSON, III
2210 WEONA DRIVE
NASHVILLE, TN 37214
File No. 17-583922

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 084 10 0 013.00

Davidson County DEEDQC
Recvd: 11/10/16 14:09 5 pgs
Fees:27.00 Taxes:0.00
20161110-0119224

QUIT CLAIM DEED

THIS DEED made and entered into on this 2nd day of November, 20 16, by and between **JENNIFER ANN COWHERD, FORMER SPOUSE OF GRANTEE HEREIN, WHO ACQUIRED TITLE AS JENNIFER ROBINSON** a mailing address of **312 Rosa Parks Ave, Nashville, Tennessee, 37214** hereinafter referred to as Grantor(s) and **DURWARD FRANKLIN ROBINSON, III, AN UNMARRIED MAN**, a mailing address of 2210 WEONA DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2210 WEONA DRIVE, NASHVILLE, TN 37214

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Jeffrey A. Hooven, by Deed from David Hooven, dated 01-13-2004, of record in instrument #084,-10-0,013.00, in the Register's Office for Davidson County, Tennessee. Being further conveyed to Jennifer Robinson and husband, Durward F. Robinson III, by Warranty Deed dated 07/26/05, of record in Instrument #20050809-0094422, register's office for said county.

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

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Ann Cowherd
JENNIFER ANN COWHERD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jennifer Ann Cowherd, 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 and seal, at office in Nashville, TN, this 2nd day of November, 20 16.

Tonya Cantrell
Notary Public
My Commission expires: 9/7/2020

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/7/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jennifer Ann Cowherd
Affiant Jennifer Ann Cowherd

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 2nd day of November, 20 16.

Tonya Cantrell
Notary Public
My Commission Expires: 9/1/2020

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

DURWARD FRANKLIN ROBINSON, III
2210 WEONA DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

DURWARD FRANKLIN ROBINSON, III
2210 WEONA DRIVE
NASHVILLE, TN 37214

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/1/2020

EXHIBIT A
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, CITY OF NASHVILLE, DESCRIBED AS FOLLOWS:

BEING PART OF LOT 64 ON THE MAP OF MAPLECREST AS OF RECORD IN BOOK 1835, PAGE 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 64 FRONTS 55 FEET ON THE NORTH SIDE OF WEONA DRIVE AND RUNS BACK BETWEEN LINES 360 FEET ON THE EAST LINE AND 278 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR, WHICH IS THE RIGHT OF WAY LINE OF THE TENNESSEE CENTRAL RAILROAD, ON WHICH IT MEASURES 160 FEET.

EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF LOT NO. 64 CONVEYED IN INSTRUMENT NO. 200206280078318 AND 200208210101107, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING SOUTH MARGIN OF NASHVILLE & EASTERN RAILROAD AND THE EAST BOUNDARY OF THE JOHNNY R. CUMBY, JR., AND STACY C. CLINKENBEARD, UNMARRIED, PROPERTY; THENCE WITH SAID EXISTING MARGIN HAVING 1382.39 FEET RADIUS CURVE RIGHT AND EASTERLY 160.17 FT. TO A POINT; THENCE WITH THE WEST BOUNDARY OF THE CATHY LYNN PAYNE PROPERTY S 13 DEG. 41' 57' W 70.45 FT. TO A POINT; THENCE WITH THE PROPOSED SOUTH MARGIN OF SAID RAILROAD HAVING A 2794.79 FT. RADIUS CURVE LEFT AND WESTERLY 141.01 FT. TO A POINT; THENCE WITH SAID EAST BOUNDARY N 01 DEG. 12' W 62.04 FT. TO THE POINT OF BEGINNING.

A.P.N.: 084 10 0 013.00

PROPERTY COMMONLY KNOWN AS: 2210 WEONA DRIVE, NASHVILLE, TN 37214

True Copy Certification

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

Signature

County of Placer)
) ss.
State of CA)

On 8.21.14 before me, Maria Spaeth, Notary Public personally appeared Terri Miskell 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.

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.

Maria Spaeth

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018