Bill Garrett Davidson County
Batch# 40167 DEEDQC
12/21/2017 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171221-0129946

Commitment Number: 17-09-377FST

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Sam E. Robinson and **Ruby Robinson**, 3304 LeaLand Lane, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 118-9-117

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Sam E. Robinson married to **Ruby Robinson**, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Sam E. Robinson** and **Ruby Robinson, husband and wife**, hereinafter grantees, whose tax mailing address is **3304 LeaLand Lane, Nashville, TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the survey of Lots 1 to 9 inclusive in the Re -subdivision of Lots Nos. 12 and 13, in Noelton Subdivision, not of record and described according to a copy of a Survey made by John Kohl, Surveyor, October 31, 1965, as follows: Beginning a point on easterly margin of Lealand Lane, formerly 10th Avenue South 200 feet southerly from the intersection of the southerly margin of Battlefield Drive and the easterly margin of Lealand Lane, being the corner of Lots Nos. 2 and 3; thence with the line between said lots easterly 303.5 feet to a point; thence southerly 122 feet 8 inches to a point; thence westerly 306 feet to the easterly margin of Lealand Lane; thence with said Lane northerly 100 feet to the beginning.

DERIVATION CLAUSE

Being all the premises conveyed to Sam E. Robinson, from Sam E. Robinson and wife, Ruby Robinson, Myrtle Beaver, by deed dated April 30, 1999, recorded May 21, 1999, in Book 11489, Page 781, in the Official Public Records of Davidson County, State of Tennessee. Tax ID No. 118 090 117.00
Property Address is: 3304 LeaLand Lane, Nashville, TN 37204

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Dec, 14, 2017:

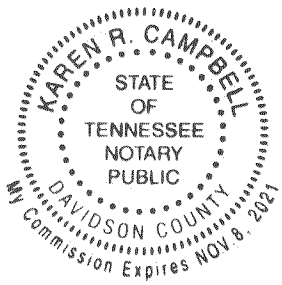
Sam E. Robinson
Sam E. Robinson

Ruby Robinson
Ruby Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Dec. 14, 2017 by **Sam E. Robinson** and **Ruby Robinson** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public



True Copy Certification

I, Melissa Wunderle, 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

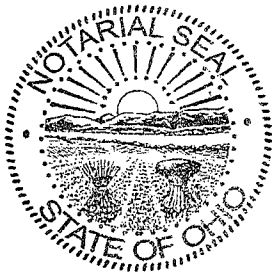
State of OHIO

County of CUYAHOGA

Personally appeared before me, Heidi A. Meehan, a notary public for this county and state, Melissa Wunderle 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: _____
Notary' Seal (if on paper)



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/19