Prepared By:
Solomon Parks Title & Escrow, LLC

This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

After Recording Return To:
1109 Joseph Ave
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 195458 **DEEDQC**
02/14/2019 12:08:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190214-0013907

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the 14 **Day of** February, **20** 19.
_____, **Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 26, 2018 THE GRANTOR(S),

- W. Daniel Robinson, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Daniel L. Robinson, a single person, residing at 1109 Joseph Ave, Nashville, Davidson County, Tennessee 37207

- W. Daniel Robinson, a single person, residing at 1109 Joseph Ave, Nashville, Davidson County, Tennessee 37207

as joint tenants with rights of survivorship, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee, being the south half of Lot No. 312 on the Map of McGavock, Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 25 feet on the east side of Arthur Avenue, and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to W. Daniel Robinson and Daniel L. Robinson, and to the survivor of them, by Warranty deed from Merdis W. Doyle, unmarried, of record as Instrument No. 20060823-0104063, Register's Office for Davidson County,

Tennessee, dated August 23, 2006 and recorded on August 23, 2006. Being the same property conveyed to W. Daniel Robinson by Quitclaim deed from Daniel L. Robinson, of record as Instrument No. 20170727-0076336, Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded July 27, 2017. Being also known as 1636 Arthur Avenue, Nashville, TN 37208.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 08112012100

Mail Tax Statements To:
Daniel L. Robinson
1109 Joseph Ave
Nashville, Tennessee 37207

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 2-7-2019

W. Daniel Robinson

W. Daniel Robinson
1109 Joseph Ave
Nashville, Tennessee, 37207

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 12th day of Feb, 2019, before me personally appeared W. Daniel Robinson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

CHARLES H. WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Title (and Rank)

My commission expires 11/3/20

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

Affiant
Affiant's Name: _____