Karen Johnson Davidson County
Batch# 314259 DEEDQC
11/12/2019 11:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116414

PREPARED BY:
Tennessee Title Services LLC
547 N. Mt. Juliet Rd, Ste 100
Mt. Juliet, TN 37122

Parcel ID: 181 10 0A 228.00

Send Tax Bills To:
Michael & Melissa Robinson
1400 North Mt. Juliet Rd.
Suite 200
Mt. Juliet, TN 37122

Quitclaim Deed

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **ROBINSON DEVELOPMENTS, LP,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL ITS RIGHT, TITLE AND INTEREST UNTO, to **MICHAEL ROBINSON AND WIFE MELISSA ROBINSON,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, March 29, 1940, as follows:

Beginning on the Northerly margin of Woodmont Avenue at the Southeast corner of Lot No. 6, of Block "C" on the Plan of Galecrest No. 2, as shown of record in Book 974, Page 20, Register's Office for said county; Thence with the Easterly line of said Lot No. 6 North 2 degrees 35' East 75 feet 6 inches; thence South 2 degrees 45' West 200 feet to the Northerly margin of Woodmont Avenue, thence with said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to Robinson Developments, L.P., by Warranty Deed dated September 27, 2018, from Adex Corporation, a Tennessee Corporation, and filed of record on September 28, 2018, in Instrument No. 20180928-0096279, Register's Office for Davidson County, Tennessee.

Property Address: 1488 Woodmont Blvd., Nashville, TN 37215

Witness our hand this 28 day of October, 2019.

Robinson Developments, LP

Michael Robinson, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Michael Robinson,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Member** of **Robinson Developments, L.P.**, the within named bargainor, and that he as such **Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **partnership** by himself as **Member**.

Witness my hand and official seal this the 28 day of October, 2019.

Notary Public
My Commission Expires:

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28 day of October, 2019.

Notary Public
My commission expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)