This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 415192 **DEEDWARR**
06/16/2020 07:53:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200616-0061522

New Owner:	**Send Tax Bill:**	**Map/Parcel**
SCOTT EDWARD ROBINSON, Trustee KRISTY RENEE ROBINSON, Trustee ROBINSON REVOCABLE TRUST dated February 6, 2018 928 Montrose Avenue Nashville, Tennessee 37204	Same	118-012-H-001.00-CO

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F].

SCOTT ROBINSON

JILL C. ROSENBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 22nd day of May, 2020.

Jill C Rosenberry
Notary Public

My Commission Expires: 12-8-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, SCOTT ROBINSON and KRISTY RENEE ROBINSON, husband and wife, do hereby transfer, remise and convey any and all right, title, and interest owned by us to SCOTT EDWARD ROBINSON and KRISTY RENEE ROBINSON, TRUSTEES of the ROBINSON REVOCABLE LIVING TRUST, dated February 6, 2018, and any amendments thereto, as tenants by the entireties, a certain real estate located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 928 Montrose Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of Declaration and Covenants, Conditions and Restrictions for 928 Montrose Avenue, of record in Instrument No. 20190221-0015974, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to SCOTT ROBINSON and KRISTY RENEE ROBINSON, husband and wife, by TODD GELFAND, Trustee of the MONTROSE TRUST dated September 14, 2018, by Warranty Deed of Record in Instrument No. 20200210-0014697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

The address of the herein described property is believed to be 928 Montrose Avenue, Nashville, Tennessee, 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The legal description was taken from the prior deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

This is improved property known as: 928 Montrose Avenue, Nashville, Tennessee 37204.

WITNESS OUR HANDS this 22nd day of May, 2020.

SCOTT ROBINSON

KRISTY RENEE ROBINSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT ROBINSON and KRISTY RENEE ROBINSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Spring Hill, Tennessee, this 22nd day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 12-8-21