Karen Johnson Davidson County
Batch# 432215 DEEDQC
07/07/2020 04:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200707-0073452

Z0494STN/RTC

QUITCLAIM DEED

~~MAIL RECORDED DEED~~ TO:

~~ELIZABETH BROWNE~~
~~1305 WADE AVE.~~
~~NASHVILLE, TN 37212~~

MAIL TO: RAVENSWOOD TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

OWNER (SEND TAX BILLS TO):

ELIZABETH BROWNE
1305 WADE AVE.
NASHVILLE, TN 37212

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN DAVID ROBINSON, an unmarried man, and ELIZABETH BROWNE, formerly known as ELIZABETH BROWNE ROBINSON, an unmarried woman, who took title as husband and wife (herein, "Grantor"), whose address is 1305 Wade Ave., Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to ELIZABETH BROWNE, an unmarried woman (herein, "Grantee"), whose address is 1305 Wade Ave., Nashville, TN 37212, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1305 Wade Ave., Nashville, TN 37212

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(E) as it is a transfer to facilitate an adjustment of property rights between divorcing parties.

PIN NO: 105050K007.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 22 day of June, 2020.

GRANTOR:

Jonathan David Robinson

STATE OF Wyoming
COUNTY OF Teton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan David Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of June, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/8/2022

JEREMY MACIK NOTARY PUBLIC
COUNTY OF TETON
STATE OF WYOMING
MY COMMISSION EXPIRES 12/8/2022

GRANTOR:

Elizabeth Browne, formerly known as Elizabeth Browne Robinson

Elizabeth Browne,
formerly known as Elizabeth Browne Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elizabeth Browne, formerly known as Elizabeth Browne Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Grantee:

Grantee signature:

Elizabeth Browne

Subscribed and sworn to under oath before me, this 23rd day of June, 2020 by Elizabeth Browne.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: November 8, 2021

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT 7, AS SHOWN ON THE PLAN OF THE EDGE AT BELMONT TOWNHOMES, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20140617- 0052717, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, REFERENCE TO WHICH IS HEREBY MADE FOR MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BY-LAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN DAVIDSON COUNTY AS DOCUMENT NUMBER 20150902-0089204.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20150902-0089204 on September 2, 2015.

PIN NO: 105050K007.00

STREET ADDRESS:

1305 WADE AVE., NASHVILLE, TN 37212

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-035533 (DS)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22