Karen Johnson Davidson County
Batch# 510204 DEEDQC
11/09/2020 09:18:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201109-0131043

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Colby Russell Robbins 5845 Beauregard Drive Nashville, TN 37215	SAME	*145 10 0 002 00*

We, **Brian Robbins and Judy Robbins, Husband and Wife**, do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Colby Russell Robbins**, in and to the following tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Tyne Valley Estates, Section 4, as of record in Plat Book 3600, Page 10, 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 by Warranty Deed to Brian Robbins and Judy Robbins, husband and wife, of record in Instrument No. 20180102-0000309, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5845 Beauregard Drive, Nashville, TN 37215.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5 day of November, 2020.

Brian Robbins

Judy Robbins

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Robbins and Judy Robbins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 5 day of November, 2020.

CHRISTOPHER HODGIN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires Jan. 24, 2024

Notary Public

STATE OF TENNESSEE
COUNTY OF MADISON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5 day of November, 2020.

CHRISTOPHER HODGIN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires Jan. 24, 2024

Notary Public