THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Amanda Burner
Affiant

Sworn to and subscribed before me this 19 **day of January, 2021.**

Notary Public
My Commission Expires: 10/20/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 558918 DEEDQC
01/22/2021 11:33:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210122-0009833

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
The Carroll Family Trust	5034 Franklin Pike	Owner	
5034 Franklin Pike	Nashville, TN 37220		**146-10-0-058.00**
Nashville, TN 37220			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **C. Robinson, a married man** (Grantor), does hereby quitclaim, transfer and convey unto **The Carroll Family Trust dated December 10, 2020** (Grantee), their successors and assigns, all of her rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ragland Estates of record in Plat Book 2663, Page 104, 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 Kevin D. Montgomery and wife, Trina M. Montgomery by Warranty Deed from C. Myron Keith and wife, Lois M. Keith, of record in Instrument No. 20040628-0076641, Register's Office for Davidson County, Tennessee, dated June 24, 2004 and recorded on June 28, 2004.

Being the same property conveyed to Nicole L. Paxson by Warranty deed from Kevin D. Montgomery and wife, Trina M. Montgomery of record in Instrument No. 20190815-0081698 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 15, 2019.

Being the same property conveyed to the grantors herein by instrument of even date and filed of record at 20210122-0009831, said Register's Office.

WITNESS my hand this the 19 day of January, 2021.

C. Robinson

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **C. Robinson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of January, 2021.

NOTARY PUBLIC
My Commission Expires: _____

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires