This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 588542 DEEDQC
03/10/2021 09:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210310-0031258

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Pamela L. Bolen, Trustee Jennifer M. Davis, Trustee and Jeffrey L. Robinson, Trustee 3249 Blazer Road Franklin, TN 37064	SAME	09508013000

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)(4)).

AFFIANT

Sworn to and subscribed before me this March 2, 2021.

Notary Public

My Commission Expires: 9-24-2023

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES 9-24-2023

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, PAMELA L. BOLEN, Trustee of the JAMES AND THELMA ROBINSON IRREVOCABLE TRUST dated September 18, 2009 (the "Grantor"), does hereby quitclaim and convey unto

PAMELA L. BOLEN, Trustee of the PAMELA L. BOLEN TRUST dated October 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCABLE TRUST dated September 18, 2009; and

JENNIFER M. DAVIS, Trustee of the JENNIFER M. DAVIS TRUST dated October 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCABLE TRUST dated September 18, 2009; and

JEFFREY L. ROBINSON, Trustee of the JEFFREY L. ROBINSON TRUST dated October 8, 2019 U/T/A THE JAMES AND THELMA ROBINSON IRREVOCABLE TRUST dated September 18, 2009

(the foregoing three grantees are collectively the "Grantees"), equally and as tenants in common all of Grantor's right, title, and interest in and to an undivided 50% interest in and to the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on March 2, 2021.

The James and Thelma Robinson Irrevocable Trust dated September 18, 2009

By: Pamela L. Bolen, Trustee
Pamela L. Bolen, Trustee

STATE OF TENNESSEE)
COUNTY OFWILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA L. BOLEN, Trustee of the James and Thelma Robinson Irrevocable Trust, dated September 18, 2009, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 2, 2021.

NOTARY PUBLIC

My Commission Expires:

MAGDALENE L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-24-2023

EXHIBIT A

Property Description

Said property is described to wit:

BEING Lot No. 30, on the Plan of Woodberry Park, as of record in Book 2133, Page 117-119, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Dorothy S. McCord, Thelma M. Robinson, and Patricia M. Bullington, by deed from Frances E. Grayson, a widow, of record in Book 7570, Page 558, dated June 2, 1988, Register's Office for said County. See also Quitclaim Deed dated September 18, 2009, from Thelma M. Robinson aka Thelma Robinson to Pamela L. Bolen, Trustee of the James and Thelma Robinson Irrevocable Trust, dated September 18, 2009, of record in Instrument No. 20090924-0089052, said Register's Office. The said Dorothy S. McCord died February 21, 2002 with a Will, but the Estate was not probated. The Grantors, Patricia M. Bullington, Daniel McCord, Todd McCord, and Scott McCord, herein execute this instrument as Heirs of the Estate of Dorothy S. McCord, and Patricia M. Bullington, Individually. See also Affidavit of Heirship of record in Instrument No. —201904150034479———————, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 117-119, said Register's Office; (3) Restrictive Covenants of record in Book 2297, Page 194, Register's Office for said County.

Being the same property conveyed to PAMELA L. BOLEN, Trustee of the JAMES AND THELMA ROBINSON IRREVOCABLE TRUST dated September 18, 2009 by Warranty Deed from PATRICIA M. BULLINGTON and DANIEL MCCORD and TODD MCCORD and SCOTT MCCORD, Heirs of the Estate of Dorothy S. McCord, and Patricia M Bullington, Individually, recorded in Instrument No 20190415-0034480 Register's Office for Davidson County, Tennessee.

And being the same property conveyed to ROBERT V. BOLEN and PAMELA BOLEN, Trustees of the BOLEN REVOCABLE LIVING TRUST, dated January 22, 2019, a 50% undivided interest, by Quitclaim Deed from PAMELA L. BOLEN, Trustee of the JAMES AND THELMA ROBINSON IRREVOCABLE TRUST, dated September 18, 2009, of record in Instrument 20190415-0034481, dated April 12, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictions, and other matters in existence and appearing of record in the Register's Office for Davidson County, Tennessee.

This property description is taken verbatim from the previously recorded deed.

This improved property is known as 2542 Hibbitts Road, Nashville, TN 37214.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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