This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 598798 DEEDQC
03/23/2021 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210323-0038437

Return to:
Real Estate Settlements & Escrow, LLC, 6 Reservoir Circle, Suite 203, Baltimore, MD 21208

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Lawrence Robinson and Lauretta Taylor Robinson	LAWRENCE ROBINSON AND LAURETTA TAYLOR ROBINSON	082 04 0 176.00
1132 Mcferrin Avenue	1132 MCFERRIN AVE	
Nashville, Tennessee 37206	NASHVILLE TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LAWRENCE ROBINSON, a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LAWRENCE ROBINSON and LAURETTA TAYLOR ROBINSON, husband and wife, hereinafter referred to as "Grantee", whose mailing address is: 1132 Mcferrin Avenue, Nashville, Tennessee 37206, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Thornby Place, of record in Plat Book 322, Page 3, Register's Office for Davidson County, Tennessee. SAID LOT NO. 3 fronts 50 feet on the westerly side of McFerrin Avenue, and runs back between parallel lines 145 feet more or less, to an alley.

Tax ID No.: 082 04 0 176.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20171205-0123730 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1132 Mcferrin Avenue, Nashville, Tennessee 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of February, 2021.

Lawrence H. Robinson
LAWRENCE ROBINSON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LAWRENCE ROBINSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 19 day of February, 2021.

Cheryl Blay
Notary Public
My Commission expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Lawrence H. Robinson Laurie T. Robinson
Affiant/Grantee

Subscribed and sworn to before me this 19 day of February, 2021.

Cheryl Blay
Notary Public
My Commission expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

True Copy Certification

I, Moe Kazin, do hereby make 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.

Signature Moe Kazin

State of Maryland

County of Baltimore

Personally appeared before me, [Nancy E. White], a notary public for this county and state, Moe Kazin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy E. White
Notary's Signature

My Commission Expires: 5/11/2023
Notary' Seal (if on paper)

NANCY E. WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
5/11/2023