Karen Johnson Davidson County
Batch# 741071 DEEDQC
10/21/2021 12:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211021-0141452

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2021.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Cary Andrew Rosenblum, Trustee 2612 Belcourt Avenue Nashville, Tennessee 37212	SAME	104 07 0 273.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Van Charles Robins**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to

certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Cary Andrew Rosenblum, Trustee of the 2612 Belcourt Avenue Trust dated October 12, 2021**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of October, 2021.

Van Charles Robins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Charles Robins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of October, 2021.

My Commission Expires: _____

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Stokes and Marshalls Subdivision of record in Plat Book 332, Page 106, 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 Van C. Robins by deed from Province Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20191206-0126242, Register's Office for Davidson County, Tennessee.

Van Charles Robins and Van C. Robins are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 2612 Belcourt Avenue, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 12, 2021.

10-19-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of October, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

