Karen Johnson Davidson County
Batch# 828646 DEEDQC
03/25/2022 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220325-0034766

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Charles Andrew Robinson and Bertha Judith Romero-Gallo 106 Lakewood Drive Madison, TN 37115	New owner	149-03-0-095.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles Andrew Robinson and Bertha Judith Romero Gallo, trustees of the Robinson and Romero Living Trust dated July 14, 2020**, by these presents do hereby quitclaim and convey unto, **Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife**, their successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 16-A on the Zone Lot Division of 16, 17 and 18, on the Plan of Edge-O-Lake Villa, or record in Book 5200, Page 664, as amended in Book 6900, Page 605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero Gallo, husband and wife by Warranty deed from William H. Smith and M. Nelia L. Smith, married of record in Instrument No. 20150304-0018819 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 4, 2015.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero Gallo, trustees of the Robinson and Romero Living Trust by Quitclaim deed from Charles Andrew Robinson and Bertha Judith Romero Gallo, husband and wife of record in Instrument No. 20200724-0081537 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 24, 2020.

Being also known as 2416 Scott Valley Drive, Nashville, Tennessee 37217.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 14th day of March, 2022.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of March, 2022.

Robinson and Romero Living Trust dated July 14, 2020

By: Charles A Robinson
Charles Andrew Robinson, Trustee

By: Bertha Judith Romero-Gallo
Bertha Judith Romero-Gallo, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Charles Andrew Robinson and Bertha Judith Romero-Gallo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2022.

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Notary Public

My Commission Expires: 3/6/24

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3/18/2022 (date ~~of document~~).

Affiant Signature

3/18/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of March 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025