Karen Johnson Davidson County
Batch# 844212 DEEDQC
04/22/2022 11:43:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220422-0046794

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Nos.:
Claire Miller Robbins, Trustee of the Claire M. Robbins Revocable Trust, U/A DTD. April 20, 2022, and Kenneth Michael Robbins, Trustee of the K. Michael Robbins Revocable Trust, U/A DTD. April 20, 2022, 1927 A Kimbark Drive Nashville, TN 37215	K. Michael Robbins Claire Miller Robbins 1927 A Kimbark Drive Nashville, TN 37215	131-022-J/001.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kenneth Michael Robbins** and wife, **Claire Miller Robbins**, as Grantors, by these presents do hereby quitclaim and convey unto **Claire Miller Robbins, as Trustee of The Claire M. Robbins Revocable Trust, Under Agreement Dtd. April 20, 2022**, and **Kenneth Michael Robbins, as Trustee of The Kenneth M. Robbins Revocable Trust, Under Agreement Dtd. April 20, 2022**, as Grantees, all of their right, title and interest in certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described in the Exhibit "A" attached hereto.

This is improved property known as 1927 A Kimbark Drive, Nashville, Tennessee 37215.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF We have hereunto set our hands and seals on this 20th day of April, 2022.

Kenneth Michael Robbins

Claire Miller Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Kenneth Michael Robbins** and **Claire Miller Robbins**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of April, 2022.

Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Kenneth Michael Robbins

Subscribed and sworn to before me, this 20 day of April, 2022.

Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1 of 52 Colonial Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 52 Colonial Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108372, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 52 Colonial Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108372, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from Nashville Now Investments LLC, a Tennessee Limited Liability Company to Grant Ventures, LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108373; part of Quitclaim Deed from Nashville Now Investments, LLC, a Tennessee Limited Liability Company to Nashville Now Investments LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October 2015 in Instrument No. 20151026-0108369 and part of Special Warranty Deed from HTC Partners, a Tennessee General Partnership, 1919 Kimbark Family Investments, LLC, a Tennessee Limited Liability Company, HTC VII Partners, a Tennessee General Partnership and Hickman Ventures, a Tennessee General Partnership to Nashville Now Investments, LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108368, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Grant Ventures, LLC, a Tennessee Limited Liability Company, to Kenneth Michael Robbins and Claire Miller Robbins, husband and wife, as recorded on the 2nd day of December, 2016 in Instrument No. 20161202-0126412, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2022 Real Property taxes; All matters appearing on the plan of record in Plat Book 1130, Page 102, said Register's Office; and Restrictive Covenants of record in Instrument No. 20151026-0108372, said Register's Office.