Karen Johnson Davidson County
Batch# 860458 DEEDQC
05/23/2022 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220523-0059340

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:
Robinson and Romero Living Trust 106 Lakewood Drive Madison, TN 37115	New owner	148-02-0-102.00

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, husband and wife**, by these presents do hereby quitclaim and convey unto, **Charles Andrew Robinson and Bertha Judith Romero Gallo, trustees of the Robinson and Romero Living Trust dated July 14, 2020**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Resubdivision of Reserve Parcel A Century Center Park of record in Plat Book 5200, Page 422, 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 Jude Santana by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20140327-0025435 Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on March 27, 2014.

Being the same property conveyed to Wall Properties, LLC by Quitclaim Deed from Jude Santana of record in Instrument No. 20170424-0039740 Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on April 24, 2017.

Being the same property conveyed to Foxwood Properties, LLC by Warranty Deed from Wall Properties, LLC of record in Instrument No. 20200917-0106667 Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 17, 2020.

Being the same property conveyed to Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife, by Warranty Deed from Foxwood Properties, LLC, of record in Instrument No. 20220331-0037164, Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on March 31, 2022.

Being also known as 5104 Linbar Drive, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
17th day of May, 2022.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
MY COMM. EXPIRES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

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

Charles Andrew Robinson

Bertha Judith Romero-Gallo

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 14 day of March, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

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 05/17/2022 ____ (date of document).

Affiant Signature

05/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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