Karen Johnson Davidson County
Batch# 901249 DEEDQC
08/09/2022 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220809-0090699

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Ivan M. Robbins & Cherie R. Robbins, Co-Trustees of the Robbins Community Property Trust 3010 Brightwood Aveneu Nashville, TN 37212	Same	117-08-0-030.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, IVAN M. ROBBINS and wife, CHERIE R. ROBBINS, by these presents do hereby quitclaim and convey unto IVAN ROBBINS and CHERIE ROBBINS, AS CO-TRUSTEES OF THE ROBBINS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all our right, title and interest in and to the property in Davidson County, Tennessee described on Exhibit A hereto and being the same property conveyed to Ivan Robbins and wife, Cherie Robbins, by instrument no. 20060802-0094251, Davidson County Register of Deeds.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 25th day of July, 2022.

Ivan Robbins
IVAN ROBBINS

CHERIE ROBBINS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ivan Robbins and Cherie Robbins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at VUMC, this 25th day of July, 2022.

Notary Public

My Commission Expires:
March 3, 2026

NANCY WILKENS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 25th day of July, 2022.

Notary Public

My Commission Expires:
March 3, 2026

NANCY WILKENS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2026
COUNTY OF DAVIDSON

EXHIBIT A

Tract I

Land in Davidson County, Tennessee, being the westerly part of Lot No. 21 on the Map of Belmont Terrace Resubdivision, Annex No. 1, as of record in BOok 421, Page 182, Register's Office for Davidson County, Tennessee. According to a survey made by Hickerson-Miller, Engineers-Surveyors, March 25, 1958, said part of Lot No. 21 fronts 60 feet on the easterly side of Brightwood Avenue and runs back 248 feet on the northerly line and 257.3 feet on the southerly line to a dead line, measuring 67.5 feet thereon.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis Rowan by deed from James L. Rowan and wife, Sarah B. Rowan of record in Book 3997, Page 428, Register's Office for Davidson County, Tennessee. The said Donald K. Rowan has since died.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 20 on the plan of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, Page 182, said Register's Office, described according to a survey dated June 13, 1966 made by John Kohl, Surveyor, as follows:

Beginning at a point in the dividing line of Lots Nos. 20 and 21 on said plan, said point being 175.0 feet east from the east margin of Brightwood Avenue; thence along the dividing line between said two lots eastwardly 70 feet, more or less, to a point; thence northwardly 67.5 feet, more or less, to a point in the dividing line between Lots Nos. 19 and 20 on said plan; thence westwardly 70.5 feet, more or less, to a point; thence southwardly 65.5 feet, more or less, to the beginning.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis Rowan by deed from Elizabeth Mooney of record in Book 4034, Page 824, Register's Office for Davidson County, Tennessee. The said Donald K. Rowan has since died.

* BOTH TRACT I and TRACT II CONSIST OF THE SAME PROPERTY CONVEYED TO RODNEY I. WISE BY INSTRUMENT # 2006 0719 - 0087056, REG. OFFICE DAVIDSON CO. TN. WHEREIN RODNEY I. WISE WAS GRANTEE AND PHYLLIS ROWAN WAS GRANTOR.

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Certificate of Authenticity

I, Adam F. Harrer, 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 July 25, 2022.

Date

Affiant Signature

08/09/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of August, 20 22.

Lucretia Albert

Notary's Signature

My Commission Expires: 1-3-23

Date

Notary's Seal (if on paper)

