This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 911643 DEEDQC
09/01/2022 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220901-0098694

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
The Saintil Robinson Family Trust 5405 Cottonport Drive Brentwood, TN 37027	**Same as Owner**	**171-8-A-151.00**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RUDIANE TOUSSAINT** ("Grantor") has bargained and sold, and by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEE OF THE SAINTIL ROBINSON FAMILY TRUST DATED JULY 8, 2022** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein.

This is improved property known as 5405 Cottonport Drive, Brentwood, Tennessee 37027.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 15 day of July, 2022.

GRANTOR:

Rudiane Toussaint

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared RUDIANE TOUSSAINT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of July, 2022.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)

COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 15th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/2023

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 151 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, Pages 529-530, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Michael D. Robinson and wife Rudiane Toussaint, by deed from Jerry W. Lemon and wife, Martha M. Lemon, of record as Instrument No. 20061026-0132514, Register's Office of Davidson County, Tennessee. Michael D. Robinson having predeceased Rudiane Toussaint with his interest therefore vesting in her.

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF THE INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 15, 2022 (date of document).

Affiant Signature

August 31, 2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of August, 2022

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 6, 2022

NATALINA D. ECKERMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON