Karen Johnson Davidson County
Batch# 911678 DEEDQC
09/01/2022 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220901-0098739

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

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No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(iv).

This Instrument was prepared by information furnished by the parties with no title examination being made and no warranties as to the status of title provided, and the parties hereto hold the Law Office of Matthew D. Faulk, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

Address New Owner	Send Tax Bill:	Map/Parcel
Kyle M. Robeson, Trustee Amy L. Robeson, Trustee ROBESON REVOCABLE LIVING TRUST dated September 1, 2022 6580 Nolensville Road Brentwood, TN 37027	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	181-00-0-042.00

QUITCLAIM DEED

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **Amy Robeson and Kyle Robeson, wife and husband**, who are one and the same as Amy L. Robeson and Kyle M. Robeson, respectively, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Kyle M. Robeson and Amy L. Robeson, Trustees, or their successors in interest, of the Robeson Revocable Living Trust, dated September 1, 2022, or any amendments thereto**, as tenancy by the entirety.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenancy by the entirety, despite its conveyance to our revocable trust.

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

WITNESS OUR HANDS this September 1, 2022.

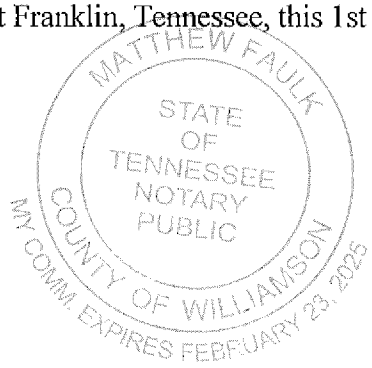
By: _____
Amy Robeson

_____
Kyle Robeson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Robeson and Kyle Robeson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of September, 2022.



Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

Exhibit A

Property Description

Said property is described to wit:

Being a tract of land lying in the 5th Councilmanic District of Davidson County being bound on the west by Joel E. & Sharon Thompson (QC-00009953-0000561) and Sharon S. T. Crowell & R. L. Thompson (AF-20061013-0127546), on the north by Lots 1, 2, and Open Space of the Heights at Autumn Oaks (PL-20200429-0044960), on the east by Lots 420, 419, Oaklet Drive, 418, and Open Space of The Heights at Autumn Oaks Subdivision (PL-20020523-062993) and Lot 3, 2, and 1 of Section One Autumn Oaks (PL-00009700-0000913), on the south Nolensville Road (R.O.W. Varies) and being more particularly described as follows:

BEGINNING at an 1/2-inch iron rebar found on the northeastern margin of Nolensville Road at the northwestern end of a bricked entrance being the southernmost corner of Joel E. & Sharon Thompson, said rebar also having a Tennessee Geodetic Reference Network (TGRN) coordinate of N:608828.53, E:1761972.10; thence with the eastern line of Thompson and then Sharon S. T. Crowell & R. L. Thompson N 05°43'33" E, 712.05 ft. to a 5/8-inch rebar found, said rebar found being the southwestern corner of Lot 2 of The Heights at Autumn Oaks; thence with the south lines of Lot 2, 1, and Open Space of The Heights of Autumn Oaks S 85°39'45" E, 249.44 ft. to a 1/2-inch iron rebar found, said rebar found lying on the west line of Lot 420 Final Plat Phase Four The Heights at Autumn Oaks, and having a TGRN coordinate of N:609518.16, E:1762291.87; thence with Lots 420, 419, the west terminus of Oaklet Drive, Lot 418, and Open Space S 20°33'49" W, 508.50 ft. to a 1/2-inch iron rebar

found, said rebar found being the northwestern corner of Lot 3 Section One Autumn Oaks Subdivision; thence with Lots 3, 2, and 1 S 21°12'41" W, 282.00 ft. to a 1/2-inch iron rebar found on the northeastern margin of Nolensville Road; thence with the said northeastern margin of Nolensville Road N 38°23'57" W, 62.99 ft. to the POINT OF BEGINNING containing 2.55 Acres ± or 110978 Square Feet ± according to a survey performed by Russell A. White, TN RLS 2932, TN CFS-043, D/B/A Associates in Surveying & Mapping, P.O. Box 166, Unionville, Tennessee 37180, dated July 25, 2021, and being the property described in QC-20060310-0028164 recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amy Robeson and Kyle Robeson, wife and husband, by Warranty Deed of record from Debbey S. Myers, an unmarried woman and Donna G. Myers, an unmarried woman, in Instrument No. 20210729-0102223, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 6580 Nolensville Road, Brentwood, TN 37027..

True Copy Certification

I, Matthew D. Faulk, 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 September 1, 2022

Matthew D. Faulk

9-1-2022

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 1st day of September, 2022.

Notary Seal (if on paper)

Notary Public

My Commission Expires: 7/28/25

