THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 947225 DEEDQC
12/05/2022 09:41:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221205-0126543

This conveyance is exempt from recordation tax Pursuant to Tenn. Code Ann. § 67-4-409 et seq.

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of this document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Robert S. Fields and Betty Jane Robbins, as Trustees of the Robbins-Fields Family Trust-2001 5130 Bellaire Avenue Valley Village, CA 91607	Owner	072-07-0-302.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert Fields and Betty Jane Robbins, husband and wife**, hereinafter called the Grantors, do hereby Quitclaim unto **Robert S. Fields and Betty Jane Robbins, as Trustees of the Robbins-Fields Family Trust-2001**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson Count). Tennessee, being **Lot 2**, as shown on the map entitled Geneiva Heights, of record in Book 2083, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Fields and Betty Jane Robbins, husband and wife, by Warranty Deed from Lindsay L. Williams and Howard E. Jennings, III, wife and husband, filed on 10/30/2019, at Instrument No. 20191030-0111561, Davidson County Register of Deeds.

This is property commonly known as 2126 Geneiva Drive, Nashville, TN 37216 .*

*Note: An address is not a legal description of real property.

Witness our hands, this 10 th **day of** NOVEMBER **, 2022:**

Robert Fields

Betty Jane Robbins

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES)

On NOV 16, 2022 before me, CRYSTAL VIRREY, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared **Robert Fields and Betty Jane Robbins,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CRYSTAL VIRREY
Notary Public - California
Los Angeles County
Commission # 2388460
My Comm. Expires Dec 29, 2025

WITNESS my hand and official seal.

Signature _____ **(Seal)**