Karen Johnson Davidson County
Batch# 956469 DEEDQC
12/30/2022 08:59:17 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20221230-0133811

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
ANDREW M. ROBINSON, Co-Trustee 1949 Edenbridge Way Nashville, TN 37215	SAME	See Attached

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

ANDREW M. ROBINSON

13th SUBSCRIBED AND SWORN to before me by ANDREW M. ROBINSON this day of December 2022.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

ANDREW M. ROBINSON and RUSH O'KEEFE, CO-TRUSTEES OF THE THOMAS D. ROBINSON LIVING TRUST, ("GRANTOR"), hereby transfer, convey and quitclaim all of GRANTOR'S right title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference to ANDREW M. ROBINSON and RUSH O'KEEFE, CO-TRUSTEES OF THE ANNE G. ROBINSON MARITAL TRUST, their heirs and assigns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of December, 2022.

ANDREW M. ROBINSON, CO-TRUSTEE OF THE THOMAS D. ROBINSON LIVING TRUST

RUSH O'KEEFE, CO-TRUSTEE OF THE THOMAS D. ROBINSON LIVING TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared ANDREW M. ROBINSON and RUSH O'KEEFE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Trustees of the Thomas D. Robinson Living Trust, and that they as such Co-Trustees executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2022.

Notary Public
My Commission Expires: 7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

1. Parcel ID# 07509005300 0 Bonnaspring Dr.

LAND LOCATED IN THE 14TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY TERMINUS OF BONNASPRING DRIVE, SAID LAND DESCRIBED ACCORDING TO A SURVEY DATED 8-11-08 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING INC., (JOHN HOOD TN.R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF STATELAND BAPTIST CHURCH (BOOK 10345, PAGE 639 R.O.D.C., TN.), SAID IRON ROD BEING THE NORTHEAST CORNER OF MICHAEL H. COLE AND JOHN B. COLE (INSTRUMENT #20070702-0078833- LOT 1122, SECTION NINE, HERMITAGE HILLS, BOOK 3600, PAGE 97 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY LINE OF STATELAND BAPTIST CHURCH N 78°50'00" E 186.11 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF STATELAND BAPTIST CHURCH (MAP 75-9, PARCEL 145 A.O.D.C., TN) AND THE SOUTHWEST CORNER OF STATELAND BAPTIST CHURCH (BOOK 9103, PAGE 871-MAP 75-9, PARCEL 152 A.O.D.C., TN.);

THENCE WITH THE STATELAND BAPTIST CHURCH N 87°17'02" E 19.10 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHWEST CORNER OF R.R.Y. PARTNERSHIP (BOOK 7704, PAGE 225 R.O.D.C., TN) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY LINE OF R.R.Y. PARTNERSHIP S 02°07'35" W 98.00 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHEAST CORNER OF DIETMAR C. BLANK AND JANET R. BLANK (BOOK 9312, PAGE 441-LOT 1121, SECTION NINE, HERMITAGE HILLS, BOOK 3600, PAGE 97 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE NORTHERLY LINE OF BLANK – LOT 1121, SECTION NINE, HERMITAGE HILLS N 87°32'25" W 150.46 FEET TO AN IRON ROD (NEW) IN THE NORTHEASTERLY TERMINUS OF

BONNASPRING DRIVE AND THE NORTHWEST CORNER OF BLANK;

THENCE WITH THE NORTHERLY TERMINUS OF BONNASPRINGS DRIVE N 87°32'25" W 50.00 FEET TO AN IRON ROD (NEW) IN THE NORTHWESTERLY TERMINUS OF BONNASPRING DRIVE, SAID IRON ROD BEING IN THE WESTERLY LINE OF COLE – LOT 1122 SECTION NINE, HERMITAGE HILLS AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE EASTERLY LINE OF COLE – LOT 1122, SECTION NINE, HERMITAGE HILLS N 02°27'35" E 52.43 FEET TO THE POINT OF BEGINNING AND CONTINUING 0.25 ACRES MORE OR LESS.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 0 Bonnaspring Dr., Hermitage, TN 37076.

2. Parcel ID# 07509025400 275 Bonnaspring Dr.

Land in Davidson County, Tennessee, being Lot No. 1119 on the plan of Hermitage Hills Subdivision, Section Four, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 3600, page 97, Register's Office for Davidson, County, Tennessee.

2. Unrecorded Lease between Anne Cates and Ryan & Phoenix Thornburg.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 275 Bonnaspring Dr., Hermitage, TN 37076.

3. Parcel ID# 07509025300 277 Bonnaspring Dr.

Land in Davidson County, Tennessee, being Lot No. 1118 on the Plan of Hermitage Hills Subdivision, Section 9, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1118 fronts 90.59 feet on the easterly margin of Bonnaspring Drive and runs back between lines measuring 152.17 feet on the northerly line and 150.72 feet on the southerly line to a dead line in the rear, measuring 74.42 feet thereon.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 3600, page 97, Register's Office for Davidson, County, Tennessee.

2. Restrictive covenants of record in Book 3864, page 441, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 277 Bonnaspring Dr., Hermitage, TN 37076.

4. Parcel ID# 07509024900 4026 Plantation Dr.

Land in Davidson County, Tennessee, being Lot No. 1152 on the Plan of Section Nine, Hermitage Hills, of record in Plat Book 3600, Page 97, 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 Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

THIS CONVEYANCE IS SUBJECT TO: the Plan of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee; and Easement(s) as set forth in instrument of record in Book 3864, Page 441, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

The property address is 4026 Plantation Dr., Hermitage, TN 37076.

5. Parcel ID# 11714008000 3926 Cross Creek Rd.

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sugar Tree Subdivision, of record in Book 1424, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 1424, page 100, Register's Office for Davidson, County, Tennessee.

2. Protective Covenants of record in Book 1715, page 101, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3914, page 589 and at Instrument No. 20040603-0065543, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3926 Cross Creek Road, Nashville, TN 37215.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

6. Parcel ID# 09106001900 6002 Morrow Road

Land in Davidson County, Tennessee, being Lot No. 3 of Block 3 on the Plan of Cherokee Park of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 50 feet on the northerly side of Morrow Road and runs back between parallel lines, parallel to and 50 feet west of 60th Avenue North, 150 feet to an alley.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 6002 Morrow Rd, Nashville, TN 37209.

7. Parcel ID# 09106001800 6004 Morrow Road

Land in Davidson County, Tennessee, being Lot No. 5 of Block 3 on the Plan of Cherokee Park of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 50 feet on the northerly side of Morrow Road and runs back between parallel lines 150 feet to an alley.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 6004 Morrow Rd, Nashville, TN 37209.

8. Parcel ID# 07509025200 4016 Plantation Dr.

Land in Davidson County, Tennessee, being Lot No. 1117 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Bonnaspring Drive, being the common front corner of Lots Nos. 1117, and 1118, thence eastwardly 150.72 feet to a point, thence southerly 113.64 feet to a point, in the northerly margin of Plantation Drive, thence westwardly with said margin 100 feet to a concrete monument the beginning of a curve, thence northwestwardly around said curve 39.27 feel to a concrete monument in the easterly margin of Bonnaspring Drive, thence northwardly with said margin 105.7 feet to the point of beginning.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

This conveyance is made subject to matters shown on the Plan of record in Book 3600, page 97, Register's Office for Davidson, County, Tennessee.

The property address is 4016 Plantation Dr., Hermitage, TN 37076.

9. Parcel ID# 7509025000 4024 Plantation Dr.

Land in Davidson County, Tennessee, being Lot No. 1153 on the Plan of Hermitage Hills Subdivision, Section 9, of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee. (For a more complete description, reference is made to said Plan.)

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 4024 Plantation Dr., Hermitage, TN 37076.

10. 07509025700 0 Plantation Dr.

LAND DESCRIPTION
FOR
RESERVED PARCEL "A"

LAND LOCATED IN THE 14TH COUCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY MARGIN OF PLANTATION DRIVE, SAID LAND DESCRIBED ACCORDING TO A SURVEY DATED 8 11 08 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN.R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF PLANTATION DRIVE, SAID IRON ROD BEING THE SOUTHWEST CORNER OF WILLIAM J. MCKINLEY, JR., (BOOK 4209, PAGE 306-LOT 1154, SECTION NINE, HERMITAGE HILLS, BOOK 3600, PAGE 97 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND:

THENCE WITH THE NORTHERLY MARGIN OF PLANTATION DRIVE N 74°23'21" W 18.27 FEET TO A CONCRETE MONUMENT;

THENCE WITH A CURVE TO THE LEFT RADIUS 493.77 FEET ARC LENGTH 166.40 FEET AND A CHORD BEARING AND DISTANCE OF N 84°02'37" W 165.61 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHEAST CORNER OF WANDA J. MADDEN (BOOK 8034, PAGE 897-LOT 1117, SECTION NINE, HERMITAGE HILLS, BOOK 3600, PAGE 97 R.O.D.C.,TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND:

THENCE LEAVING THE NORTHERLY MARGIN OF PLANTATION DRIVE WITH THE EAST LINE OF MADDEN N 02°49'13" W 13.71 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE SOUTHWEST CORNER OF R.R.Y PARTNERSHIP (BOOK 7704, PAGE 229 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND:

THENCE WITH THE SOUTHERLY LINE OF R.R.Y. PARTNERSHIP AND THE NORTH LINE OF SECTION NINE, HERMITAGE HILLS N 74° 50' 00" E 216.28 FEET TO AN IRON ROD (NEW), SAID IRON ROD BEING THE NORTHWEST CORNER OF MCKINLEY- LOT 1154, SECTION NINE, HERMITAGE HILLS AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND:

THENCE WITH THE WESTERLY LINE OF MCKINLEY AND THE COMMON LINE, BETWEEN RESERVED PARCEL "A" AND LOT 1154, SECTION NINE, HERMITAGE HILLS S 15° 34' 44" W 95.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRES MORE OR LESS.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 0 Plantation Dr., Hermitage, TN 37076.

11. 07509014300 0 Wright Ave.

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Lands of John Donelson as of record in Minute Book T, Page 621, County Court for said County, and described as follows:

Beginning at a point in the center of an Avenue or Road 50 feet westerly from the easterly margin of a 16 foot Road; which runs southerly 145 feet between the Church property and a tract of land owned by Bob Washington; and running thence south 2 deg. West 465 feet; thence south 74 ½ deg. west 99 feet; thence north 1 deg. east 496 feet to the center of said Avenue or Road; and thence easterly with the center of said Road 99 feet to the beginning containing 1 acre, more or less.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 0 Wright Ave, Nashville, TN 37138.

12. 07509014400 0 Wright Ave.

Beginning at an iron pin in the center of old roadbed of Wright Avenue, same being the N. E. Corner of this property and the N.W. Corner of the J. R. Freeman (Trustee) property; thence, leaving the old road South 1 deg. 40" W 496.29 feet to an iron pin in old fence line; thence, with old fence line south 74 deg. 50" W 270.00 feet to a corner fence post and iron pin; thence, North 02 deg. 06" East (with the east line of Hermitage Hills Subdivision Section 9) 512.60 feet to an iron pin in ditch (old roadbed Wright Avenue); thence, with old roadbed North 78 deg. 00" E 262.00 feet to an iron pin at the point of beginning, containing 2.97 acre, more or less.

Being the same property conveyed to Andrew M. Robinson and Rush O'Keefe, Co-Trustees of the Thomas D. Robinson Living Trust by Quitclaim Deed of record in Instrument No. 20221219-0130890, R.O.D.C.

The property address is 0 Wright Ave, Nashville, TN 37138.