Karen Johnson Davidson County
Batch# 961298 DEEDWARR
01/17/2023 08:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230117-0003254

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
Ronald M. Sohr, Trustee 92 Trotwood Mews Brentwood, TN 37027	SAME	172 01 0A 116.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Frank Robinson, hereinafter called the Grantor, for the purpose of transferring the Grantor's 44.025% ownership interest in the subject real property to the Frank L. Robinson Revocable Trust dated November 29, 2022, established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald M. Sohr as Trustee of the Frank L. Robinson Revocable Trust dated November 29, 2022, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2022.

Frank Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Robinson, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 29th day of November, 2022.

Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

EXHIBIT A
Legal Description

Being that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, being Lot No. 116, on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Martha Robinson and spouse, Frank Robinson, as to an undivided 44.025% interest, and Ronald M. Sohr, married, as to an undivided 55.975% interest, by Warranty Deed from Stacey Kay Anger, now known as Stacey Anger Carter, dated September 30, 2008, of record in Instrument No. 20081001-0099826, Register's Office for Davidson County, Tennessee. The said Martha Robinson died on February 9, 2012, resulting in Frank Robinson being the sole owner of an undivided 44.025% interest in the said property.

This is improved property known as: 92 Trotwood Mews, Brentwood, TN 37027.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 11/29/2022 (date of document).

Bryan Howard
Affiant Signature

01/16/23
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of January, 2023.

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL

