Name and Address of New Owner:
Robins Nest Properties LLC
5174 Colleton Way
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105 12 0B 095.00

Karen Johnson Davidson County
Batch# 969192 DEEDQC
02/09/2023 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230209-0009505

QUITCLAIM 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 legal sufficiency of which are hereby irrevocably acknowledged, Roscoe Robinson, married "the Grantor," convey and quitclaim any interest they have unto Robins Nest Properties LLC, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 376-1 of Bongo Condominium, described in the Declaration for Bongo Condominium, of record in Instrument No. 20161012-0108022., amended in Instrument Nos. 20181012-0101120 and 20181012-0101121, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upoin and relating to the units, property, co-owners and tenants and plat filed as Exhibit "2" to said Declaration Amendment of record in Instrument No. 20181012-0101120, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being all of the same property conveyed to Roscoe Robinson married, from ALLOY 10-10, LLC A Tennessee Limited Liability Company by Warranty Deed dated March 25, 2019 of record in Instrument No. 20190328-0028035, Register's Office for Davidson County, Tennessee.

This conveyance is subect to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.
- Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument No. 20161012-0108018, amended in Instrument No. 20181012-0101118, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Bongo Condominium of record in Instrument No. 20161012-0108022, amended in Instrument No. 20181012-0101120 and 20181012-0101121, Register's Office for Davidson County, Tennessee.
- Subect to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972 amended in Instrument Nos. 20170616-0060696, 20180530-0051643 and 20181012-0101119, and Partial Assignment of Declarant's Rights of recording in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.
- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.
- Easement to U.S. Sprint Telecommunications of record in Instrument No. 20141114-0093778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.

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- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record no stated herein.

This property is also known as 376 Herron Drive Unit 1 Nashville, TN 37210

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of Januray, 2023.

Roscoe Robinson (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Roscoe Robinson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of January, 2023.

Notary Public
My commission expires: 5-9-26

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of January, 2023.

Notary Public
My commission expires: 5-9-26

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/27/23 (date of document).

Regina Sullo
Affiant Signature

2/9/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of February, 2023.

Notary's Signature

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MY COMMISSION EXPIRES: 3/3/26