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

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 969192 DEEDQC
02/09/2023 11:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230209-0009507

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

Map & Parcel No: 161-09-A-59

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 and Jill Robinson husband and wife,** "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:

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

Land in Davidson County, Tennessee, being Unit No. B-5 as set forth in the Master Deed Establishing Brighton Village, Phase 4, a condominium form of ownership and use in the manner provided under the provisions of Tenneessee Code Annoted, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being show as part of Exhibit "A" to said First Amendment to the Master Deed.

Being the same propety conveyed to Roscoe Robinson and Jill Robinson by Deed from Rosemary M. Deitschmann, dated December 15, 2010 of record as Instrument No. 20101217-0100458 in the Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shhown on Exhibit "A" to First Amendment to Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee.
4. Agreements regarding sewage soil absoption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tenneesee.

5. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office.
6. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office.
7. Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Horton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the south.
8. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office.
9. Easement for Sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office.
10. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office.
11. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office.
12. The The premises herein described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in the Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record as Instrument 20080117-0005582 and amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, as amended.
13. Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office.

This property is also known as 4844 Bevendean Drive #B-5 Nashville, TN 37211

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.

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

Roscoe Robinson (SEAL)

Jill Robinson (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Roscoe Robinson and Jill 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.

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

Notary Public
My commission expires: 5-9-26

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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

202302090009507

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