Name and Address of New Owner:
Robert E. Robinson and Connie H. Robinson
4220 Maxwell Road
Antioch, TN 37013

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 971512 DEEDQC
02/16/2023 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230216-0011368

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

Map & Parcel No: 17600006300 & 17600005500

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, **Robert E. Robinson, and wife Connie H. Robinson,** "the Grantors ," convey and quitclaim any interest they have unto **Robert E. Robinson, and wife Connie H. Robinson** "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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No 3, as show on the map entitled W E Sanders property (phase One) of record as Instrument No 20000222-0016956, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete accurate description.

Being the same property conveyed to Robert E Robinson and wife, Connie H Robinson by deed of record in Book 11702, page 226, dated 10/12/1999, said Register's Office.

Tract 2:

Beginning at a point on the north margin of Maxwell Road, the same being located at the southwest corner of the property conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, R.O.D.C., Tennessee, thence with the north margin of Maxwell Road, North 86 degrees' West 375 feet to an iron pin; thence North 3 degrees 30' East 290 feet to an iron pin; thence South 86 degrees 30' East 375 feet to an iron pin; thence South 3 degrees 30' West 290 Feet to the beginning

Less and Except

Land in Davidson County, Tennessee, being Lot No 3, as shown on the map entitled W E Sanders property (phase One) of record as Instrument No 20000222-0016956, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete accurate description.

Being the same proerty conveyed to Robert E Robinson and wife, Connie H Robinson by deed of record in Book 11702, page 226, dated 10/12/1999, said Registere's Office.

The purpose of this document is to combine the tracts into one map and parcel.

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Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 16th day of February, 2023.

_____(SEAL)
Rob Robinson

_____(SEAL)
Connie Robinson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Rob Robinson and Connie 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 16th day of February, 2023.

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

_____
Notary Public
My commission expires: 3/3/26

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 16th day of February, 2023.

_____
Notary Public
My commission expires: 3/3/26

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

File # 2023-5593

202302160011368

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 2/16/23 (date of document).

Regina Sullo
Affiant Signature

2/16/23
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

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