Prepared By:
Jonathan Robinson
621 Spence Enclave Way
Nashville, TN 37210

After Recording Return To:
Jonathan Robinson
621 Spence enclave way
Nashville, Tennessee 37210

Karen Johnson Davidson County
Batch# 1029973 DEEDQC
07/24/2023 11:25:22 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20230724-0056803

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
24 Day of July, 2023.
Brad'i W, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 14, 2023 THE GRANTOR(S),

- Randall D. Trout, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Jonathan R. Robinson, a single person, residing at 621 Spence Enclave Way, Nashville, Davidson County, Tennessee 37210

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 094160E09500CO

Mail Tax Statements To:
Jonathan Robinson
621 Spence Enclave Way
Nashville, Tennessee 37210

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 7/14/2023

R Trout

Randall D. Trout
282 Hillview Way
Springfield, Tennessee, 37172

STATE OF TENNESSEE, COUNTY OF Davidson, ss:

On this 14 day of July, 2023, before me personally appeared Randall D. Trout, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William Brigman
Notary Public

Notary public
Title (and Rank)

My commission expires 09/08/2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Graeme Brown
Affiant
Affiant's Name: Graeme Brown

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

BILL GARRETT, Davidson County
Trans:T20090030518 DEEDWARR
Recvd: 05/07/09 15:00 2 pgs
Fees:13.00 Taxes:592.00
[redacted]
20090507-0042293

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45945

WARRANTY DEED

SATURN ALAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2009

Notary Public

MY COMMISSION EXPIRES 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall D. Trout	CityLife Lending Group, LLC	94-16-E-95 CO
621 Spence Enclave Way	8480 Stagecoach Circle	
Nashville, TN, 37210	Frederick, MD 21701-4747	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Scott Raymond and wife, Kimberly Raymond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall D. Trout, a single person, and Jonathan R. Robinson, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 95 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, amended further in Instrument Number 20061213-0153595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Raymond and wife, Kimberly Raymond by Warranty Deed from R. J. York Homes, LLC of record in Instrument No.: 20070418-0046337, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 621 Spence Enclave Way, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of April, 2009

Scott Raymond

Kimberly Raymond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Scott Raymond and wife, Kimberly Raymond, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2009

Notary Public

My Commission Expires: 7/24/2010

