After recording return to:
Timios, Inc.
5716 Corsa Avenue
Suite 102
Westlake Village, CA 91362
File No. 08-2543661

Karen Johnson Davidson County
Batch# 1082610 DEEDQC
12/15/2023 12:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231215-0096959

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 162 10 0 116.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 11 day of December, 2023 by and between **CARLYLE M. ROBINSON, a married man, joined by spouse, TRACIE ROBINSON,** residing at 549 Roxanne Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **CARLYLE ROBINSON and TRACIE ROBINSON, husband and wife, as tenants by the entirety,** residing at 549 Roxanne Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 549 Roxanne Drive, Antioch, TN 37013

BEING THE SAME PROPERTY CONVEYED TO CARLYLE M. ROBINSON, MARRIED BY DEED FROM JEFFREY A. AVERY AND MICHAEL R. FRANK RECORDED 10/05/2000 IN DEED INSTRUMENT NO. 200010050098934, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

CARLYLE M. ROBINSON

TRACIE ROBINSON

STATE OF TN
COUNTY OF Dixon

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CARLYLE ROBINSON and TRACIE ROBINSON**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 11 day of December, 20 23.

Notary Public

My Commission expires: 3 4 24

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

VALUATION AFFIDAVIT

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

Affiant

Print Name: Carlyle Robinson Tracie Robinson

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 11 day of December, 2023.

Notary Public
My Commission Expires: 3429

DEREK TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/04/2024 WILSON COUNTY

Name and address for person(s) responsible for taxes:

CARLYLE ROBINSON and TRACIE ROBINSON
549 Roxanne Drive
Antioch, TN 37013

Name and address of property owner:

CARLYLE ROBINSON and TRACIE ROBINSON
549 Roxanne Drive
Antioch, TN 37013

DEREK TRUELOVE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/04/2024 WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 116 ON THE PLAN OF BROOKVIEW ESTATES, SECTION II, AS OF RECORD IN BOOK 4460, PAGE 163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID No.: 162 10 0 116.00

Property commonly known as: 549 Roxanne Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Tina Danick, 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 12-11-2023 (date of document).

Affiant Signature

12-12-23
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 12 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-12-2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746