AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road
Bldg. 5
Coraopolis, PA 15108
File No. 50031192 Robinson

Karen Johnson Davidson County
Batch# 1083514 DEEDQC
12/19/2023 09:06:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20231219-0097606

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

Tax ID No.: CONTROL MAP A, GROUP 15, PARCEL 88.00

QUITCLAIM DEED

THIS DEED made and entered into on this 11 day of December, 2023 by and between **Elliott W. Robinson, an unmarried man and Maria E. Houston, a re-married woman, joined by her spouse, Clarence Houston,** residing at 3329 William Bailey Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Tonise J. Robinson, formerly the spouse of Elliott W. Robinson, an unmarried woman, as her sole and separate property,** residing at 3329 William Bailey Drive, Nashville, TN 37207, 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: 3329 William Bailey Drive, Nashville, TN 37207

BEING THE SAME PROPERTY ACQUIRED BY ELLIOTT W. ROBINSON, A MARRIED PERSON AND MARIA E. HOUSTON, A MARRIED PERSON BY DEED OF BRANDON HYMAN AND WIFE, TERESA HYMAN , DATED 01/25/2005 AND RECORDED 01/27/2005 IN INSTRUMENT NUMBER 20050127-0010073.

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.

Elliott W Robinson

Elliott W. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Elliott W. 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: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Maria E Houston
Maria E. Houston

N/A MDH
~~**Clarence Houston**~~ MDH

STATE OF VA
COUNTY OF HENRICO

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Maria E. Houston and ~~Clarence Houston~~ MDH, 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 HENRICO Virginia this 13th day of DECEMBER, 2024.

Marcus Dannon Upton
Notary Public

My Commission expires: 7/31/2024

Marcus Dannon Upton
Commonwealth of Virginia
Notary Public
Commission No. 7519013
My Commission Expires 7/31/2024

~~Maria E. Houston~~ DP

Clarence Houston

STATE OF New York
COUNTY OF Kings

DP Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ~~Maria E. Houston~~ and Clarence Houston, 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 Kings County, New York this 14th day of December, 2023.

Notary Public

My Commission expires: 03/14/2026

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026

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: Tonise J Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public
My Commission Expires: 6/26/2024

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

Tonise J. Robinson
3329 William Bailey Drive
Nashville, TN 37207

Name and address of property owner:

Tonise J. Robinson
3329 William Bailey Drive
Nashville, TN 37207

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20050127-0010073 AND PARCEL # CONTROL MAP A, GROUP 15, PARCEL 88.00, BEING KNOWN AND DESIGNATED AS:

BEING LOT NO. 169, ON THE PLAN OF CHATEAU VALLEY, PHASE III, OF RECORD IN INSTRUMENT 20001103-0109136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NUMBER: CONTROL MAP A, GROUP 15, PARCEL 88.00

Property commonly known as: 3329 William Bailey Drive, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Allyson Kotouch, 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).

Allyson Kotouch
Affiant Signature

12/12/2023
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 12th day of December, 2023.

Virginia L.W. Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL