QUITCLAIM DEED

Karen Johnson
Batch # 1088317
01/04/2024 10:07:00 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240104-0000840

STATE OF New Hampshire
COUNTY OF Rockingham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 02/08/2028
(AFFIX SEAL)

JONATHAN P. LAKASZCYCK
Notary Public - New Hampshire
My Commission Expires Feb 8, 2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Robbins and Kenneth W. Robbins, Jr.	**New Owner**	
(NAME) **312 Melvin Jones Drive**	(NAME)	**135-05-0B-001.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL ROBBINS, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SAMUEL ROBBINS, A SINGLE MAN AND KENNETH W. ROBBINS, JR., A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 312 on the Plan of "312-314 Melvin Jones Drive Townhomes, a Horizontal Property Regime With Private Elements" of record in Exhibit "C" in the Master Deed in Instrument No. 20201008-0117260, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Robbins, a single man by Warranty Deed from Calvin S. Rutgerson of record in Instrument No. 20220803-0088430, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **312 Melvin Jones Drive, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 27 day of December, 2023.

Samuel Robbins

STATE OF New Hampshire
COUNTY OF Rockingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL ROBBINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of December, 2023.

Notary Public
My Commission Expires: 02/08/2028
(SEAL)

JONATHAN P. LAKASZCYCK
Notary Public - New Hampshire
My Commission Expires Feb 8, 2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212