Karen Johnson Davidson County
Batch # 1097655 DEEDQC
02/05/2024 08:32:02 AM 1 pg
Fees: $12.00 Taxes: $0.00
20240205-0007711

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Kimberly W Robinson, et vir	Same	34-14A-35.00P
716 Maylene Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KIMBERLY W. ROBINSON, Married**, the grantors herein, does hereby Quitclaim and convey unto the said **KIMBERLY W. ROBINSON and CLYDE M. ROBINSON, wife and husband,** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 FINAL CLUSTER PLAT OF CUMBRLAND BEND, as shown on plat of record in Instrument No. 20091231-0118971, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly W. Robinson and husband, Clyde M. Robinson, by Warranty Deed from M. R. Stokes, Married, dated 10/13/16 and filed for record on 10/19/16 of record in Instrument #20161019-0110282, said Register's Office for said County.
Further being the same property conveyed to Kimberly W. Robinson, Married by Quitclaim Deed from Kimberly W. Robinson and husband, Clyde M. Robinson, dated 12/3/2016, filed 12/05/2016, of record in Instrument #20161205-0127620, Register's Office, Davidson County, Tennessee

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 716 Maylene Drive, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Sumner The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 31 day of Jan, 2024.

Clyde M. Robinson
Affiant

My commission expires: 4-29-27

Rebecca Moss
Notary Public

WITNESS, the said Grantor hereunder set its hand and seal this 31 day of Jan, 2024.

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kimberly W. Robinson
KIMBERLY W. ROBINSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named KIMBERLY W. ROBINSON, 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 official seal this 31 day of Jan, 2024.

Rebecca Moss
Notary Public

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires 4-29-27