Karen Johnson Davidson County
Batch# 1113361 DEEDQC
03/21/2024 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240321-0019405

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). _____ Affiant Sworn to and subscribed before me this March 20, 2024. _____ Comm Exp: _____ Notary Public

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXPIRES 12-05-2027

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SCOTT EDWARD ROBINSON and KRISTY RENEE ROBINSON, Trustees		
ROBINSON FAMILY TRUST dated March 20, 2024	SAME AS NEW OWNER	104-12-0-114.00
1933 20th Avenue South		
Nashville, Tennessee 37212		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -$10- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, SCOTT EDWARD ROBINSON and KRISTY RENEE ROBINSON, Trustees of the ROBINSON REVOCABLE LIVING TRUST dated February 6, 2018 (Grantor), and any amendments thereto, do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to SCOTT EDWARD ROBINSON and KRISTY RENEE ROBINSON, Trustees of the ROBINSON FAMILY TRUST dated March 20, 2024 (Grantee), and any amendments thereto, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of plan of Christopher and Kirkman's Belmont Park Addition of record in Plat Book 57, Page 158, 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 SCOTT EDWARD ROBINSON and KRISTY RENEE ROBINSON, Trustees of the ROBINSON REVOCABLE LIVING TRUST dated February 6, 2018, from DUAL HOLDINGS, LLC, a Tennessee Limited Liability Company, by Warranty Deed of record in Instrument 20221202-0126176, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The legal description is taken from the prior deed of record.

The address of the herein described property is believed to be **1933 20th Avenue South, Nashville, TN 37212,** but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 20, 2024.

ROBINSON REVOCABLE LIVING TRUST dated February 6, 2018

By: _____
SCOTT EDWARD ROBINSON, Trustee

_____
KRISTY RENEE ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT EDWARD ROBINSON and KRISTY RENEE ROBINSON, Trustees of the ROBINSON REVOCABLE LIVING TRUST dated February 6, 2018, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 20, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

ROBERT [illegible] III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-05-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 March 20, 2024.

3/20/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 20th day of March, 2024.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025