Karen Johnson Davidson County
Batch# 1127602 DEEDQC
04/26/2024 07:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030129

Name and Address of New Owner:
Send Tax Bills To:
Robinson Construction Group, LLC
1400 N Mt Juliet Rd., Ste 200
Mt Juliet, TN 37122

This Instrument Prepared By:

Tennessee Title Services, LLC
547 N Mt Juliet Rd., Ste 100
Mt . Juliet, TN 37122

Map & Parcel No: 117 12 0 054.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robinson Developments, L.P., a Tennessee Partnership,** "the Grantor," convey and quitclaim unto **Robinson Construction Group, LLC,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 7A on the Final Subdivision Plat, First Revision, Lot 7 & 8, Block "A", Clairmont, of record in Instrument No. 20200102-0000104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

BEING of the same property conveyed by Warranty Deed from Phillip S. Hutcheson and Ashley D. Hutcheson, husband and wife to Robinson Developments, L.P., a Tennessee Partnership, recorded February 5, 2020, as Instrument No. 20200205-0013501 in Davidson County, Tennessee Register of Deeds.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of April, 2024.

Robinson Developments, L.P., a Tennessee Partnership

By: _____(SEAL)
Chris Robinson, General Partner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Chris Robinson,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be **General Partner** of **Robinson Developments, L.P., a Tennessee Partnership**, the within named bargainor, a limited partnership, and as such **General Partner**, as duly authorized executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2024.

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Signature
My commission expires: October 25, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 23rd day of April, 2024.

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Signature
My commission expires: October 25, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 4/23/2024.

Affiant Signature – Joshua A. Terry

4/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/25/2024

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27