Karen Johnson Davidson County
Batch# 1145221 DEEDQC
06/10/2024 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240610-0043358

This Instrument Prepared By:
**SPENCER FANE LLP (APP)**
511 Union Street, Suite 1000
Nashville, Tennessee 37219

# QUITCLAIM DEED

| **Address New Owner(s)** | **Send Tax Bills To:** | **Map & Parcel No.:** |
|---|---|---|
| Raven S. Robinson<br>256 Valley Bend Drive<br>Nashville, Tennessee 37214 | New Owner | 062-11-0B-006.00 |

**FOR AND IN CONSIDERATION** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JEFFREY MASON**, a single man ("Grantor"), does hereby quitclaim and convey unto **RAVEN ROBINSON**, a single woman ("Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 256 Valley Bend Drive, Nashville, Tennessee 37214. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

***[Signatures on next page]***

*[Signature page of Quitclaim Deed]*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be dated and effective as of the 8th day of June, 2024.

**GRANTOR**:

Jeffrey Mason

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Jeffrey Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 8th day of June, 2024.

Notary Public

My Commission Expires: 7/9/2024

LYNTASHA P. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

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**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON)**

**The actual consideration for this transfer is $0.**

**AFFIANT**

**Subscribed and sworn to before me, this 9th day of June, 2024.**

**NOTARY PUBLIC**

**My Commission Expires:** 7/9/2024

LYNTASHA P. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

## Exhibit A

## [Legal Description]

Being Lot 6 on the Major Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development, of record in Instrument No. 20210908-0120326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Raven Robinson and Jeffrey Mason, by deed, of recored in Instument No. 20220601-0063018, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Dey, 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 June 8, 2024 (date of document).

Andrea P. Dey
Affiant Signature

June 10, 2024
Date

STATE OF TENNESSEE

COUNTY OF Nashville

Sworn to and subscribed before me this 10 day of June, 2024

M. Catherine Clearwaters
Notary's Signature

My Commission Expires: 1-6-25.

M. CATHERINE CLEARWATERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY