Karen Johnson Davidson County
Batch# 1148171 DEEDQC
06/17/2024 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0045370

I, or We, hereby swear or affirm that the actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to me this the 17 day of June 2024.

Notary Public

My Commission Expires: 8/22/26

BRITTANY N CLINTON
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

This Instrument Was Prepared By:
Holmes, Rich, and Sigler, P.C.
Attorneys
3021 Hwy 45 ByPass, Suite 102
Jackson, Tennessee 38305

Person or agency responsible for taxes

Jeffrey Scott Robbins
4028 Port Victoria Ct
Hermitage, TN 37076

Property Owner:
Jeffrey Scott Robbins

Property Address:
4028 Port Victoria Ct
Hermitage, TN 37076

This quitclaim deed has been prepared without the benefit of a title examination, survey or preparer serving as closing agent.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for other good, valuable and satisfactory considerations, the receipt of all of which is acknowledged, We, **J. SCOTT ROBBINS, LARRY P. ROBBINS and wife, ELEANOR G. ROBBINS** (Grantors), have this day bargained and sold and do hereby transfer, convey and quitclaim unto **JEFFREY SCOTT ROBBINS** (Grantee), all of our right, title and interest in and unto the following described real estate, lying and being in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Map & Parcel 097-04-0-026.00

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Lake Park, Section 1 as of record in Book 4175, page 134 and 135, Register's office for said county, and described as follows:

Beginning at a point on the westerly margin of Port Victoria Court said point being the common point between Lot No. 68 and Lot No. 69; thence following the common boundary between Lot No. 69 and Lot No. 68 West 174.35 feet to a point; thence N 44 degrees 24' E 149.8B feet to a concrete monument; thence N 6B degrees 46' E 80. 31 feet to a point said point marking the common corners for Lot No. 67 and Lot No. 68; thence following the common boundary for Lot No. 67 and Lot No. 68 South 155.00 feet to a point on Port Victoria Court; thence following the curve of Port Victoria Court 55.15 feet to said point of beginning.

This being the same property conveyed to J. Scott Robbins, unmarried and Larry P. Robbins and wife, Eleanor G. Robbins by deed dated April 27, 2011 and recorded in Instrument Number 20110504-0034292 in the Register's Office of Davidson County, Tennessee. There is a Scrivener's Affidavit recorded correcting the spelling of the Grantor's name in the original deed, recorded in Instrument Number 20120221-0014610 in said Register's Office.

WITNESS OUR SIGNATURES, this the 17 of June 2024.

J. SCOTT ROBBINS

LARRY P. ROBBINS

ELEANOR G. ROBBINS

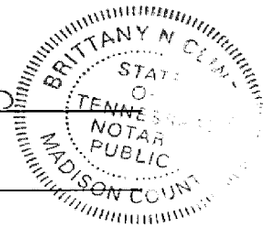
STATE OF TENNESSEE

COUNTY OF MADISON

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

WITNESS MY HAND, this the 17th of June 2024.

Brittany Clinton
NOTARY PUBLIC
My Commission Expires:
8/22/26



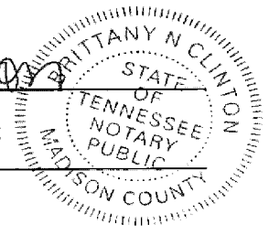
STATE OF TENNESSEE

COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for the said State and County, **LARRY P. ROBBINS and ELEANOR G. ROBBINS** the within named bargainors with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, this the 17th of June 2024.

Brittany Clinton
NOTARY PUBLIC
My Commission Expires:
8/22/26



Electronic Filing Certification

I, Jacob Holmes, 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 this the 17 day of June, 2024.

Affiant Signature

Date: June 17 2024

State of Tennessee

County of Madison

Sworn to and subscribed before me this 17 day of June, 2024.

Notary Signature

My Commission Expires: 1-22-25

MELANIE S. HERNDON
TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON