Name and Address of New Owner:
Scott Robinson and Kristy Renee Robinson
1933 20th Ave South
Nashville, TN 37212

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104-12-0-114

Karen Johnson Davidson County
Batch# 1160947 DEEDQC
07/23/2024 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240723-0055353

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, **Scott Edward Robinson and Kristy Renee Robinson, Trustees of the Robinson Family Trust dated March 20, 2024,** "the Grantor," convey and quitclaim any interest they have unto **Scott Edward Robinson and Kristy Renee Robinson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Christopher and Kirkman's Belmont 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 Family Trust dated March 20, 2024 by Quitclaim Deed dated March 20, 2024 from Scott Edward Robinson and Kristy Renee Robinson, Trustees of the Robinson Revocable Living Trust dated February 6, 2018, recorded March 21, 2024 in Instrument No. 20240321-0019405 in the Register's Office.
>
> Being the same property conveyed to Scott Edward Robinson and Kristy Renee Robinson, Trustees of the Robinson Revocable Living Trust dated February 6, 2018 by Warranty Deed dated November 28, 2022 from Dual Holdings LLC, a Tennessee Limited Liability Company, recorded December 2, 2022 in Instrument No. 20221202-0126176 in the Register's Office.

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 18th day of July, 2024.

Trustee
(SEAL)
Scott Edward Robinson, Trustee

Trustee (SEAL)
Kristy Renee Robinson, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Scott Edward Robinson, Trustee and Kristy Renee Robinson, Trustee, the within named bargainor, with whom 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 and official seal this 18th day of July, 2024.

TONY GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 8, 2027

Notary Public
My commission expires: 10/8/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of July, 2024.

Notary Public
My commission expires: 5/9/26

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 18 2024 (date of document)

Regina Sullo
Affiant Signature

July 23, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23rd day of July, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202407230055353