Karen Johnson Davidson County
Batch# 1173243 DEEDQC
08/22/2024 01:25:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064618

QUITCLAIM DEED

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Margaret T. Robinson James F. Robinson

Margaret T. Robinson James F. Robinson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-26-2028
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: N E W O W N E R	MAP-PARCEL NUMBERS:
(NAME) Margaret T. Robinson and James F. Robinson, Trustees.	(NAME) Same	15007048900
(ADDRESS) 3433 Towne Village Road	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Margaret T. Robinson and James F. Robinson, wife and husband, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Margaret T. Robinson and James F. Robinson, Trustees, or their successors in interest, of the JF/MT Robinson Living Trust dated August 14, 2024, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Lane in Davidson County, Tennessee, BEING Lot No, 533 on the Plan of Towne Village of the County, Section Five, as shown by plat of record in Plat Book 6250, Page 783, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Virginia Resnick and Nathan Resnick by deed from Mitchell L. Burgess and wife, Kristal L. Burgess, dated 2-28-03 of record in Instrument #200303040028155, Register's Office for said County.

Being the same property conveyed to Margaret T. Robinson and James F. Robinson, wife and husband by **Warranty Deed** from Virginia Resnick and Nathan Resnick, of record in Instrument #20140228-0017284 Register's Office for Davidson County, Tennessee.

This improved property, known as 3433 Towne Village Road, Antioch, TN 37013 This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davison County, Tennessee.

WITNESS OUR HAND this 14th day of August, 2024.

GRANTOR:

Margaret T. Robinson

Margaret T. Robinson

GRANTOR:

James F. Robinson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret T. Robinson and James F. Robinson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2024.

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028

NOTARY PUBLIC

My commission expires: 1-26-2028

Certificate of Authenticity

I, Charles R. Frazier, do hereby make oath that I am a licensed attorney and 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 27, 2024.

Affiant Signature

June 27, 2024
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

My Commission Expires:

1-26-2028

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-26-2028

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