STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Rhonda Robbins - Affiant

Affiant

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 23 day of August, 2024.

Aimee Denise Bobbitt
NOTARY PUBLIC
My Commission expires: 7/7/27

Karen Johnson
Batch # 1175024
08/28/2024 11:14:10 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240828-0066135

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Rhonda Robbins Coble and George Kevin Coble 1915 Karen Drive Nashville, Tennessee 37217	Same	MAP NO. 107-5 PARCEL NO. 214.00

KNOWN ALL MEN BY THESE PRESENT that Rhonda Robbins Coble, as sole heir/next of kin of Barbara Fay Robbins, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Rhonda Robbins Coble and Husband, George Kevin Coble, joint tenants with right of survivorship, the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Bel-Air Subdivision, Section II, of record in Book 2900, page 29, Register's Office for said County.

Said lot fronts 70 feet on the southerly margin of Karen Drive and runs back between lines of 155 feet on the west and 152 feet on the east to a dead line in the rear, 53 feet in length. Improved and known as 1915 Karen Drive, Nashville, Tennessee.

Being the same property conveyed to Grantor by deed from Joe Benedict, Substitute Trustee, dated November 15, 1965, recorded in Book 3958, Page 378, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David E. Robbins (date of death June 8, 2022), and wife, Barbara Fay Robbins (date of death August 11, 2023) by special warranty deed from W.J. Driver, Chas M. Johnson, Attorney in Fact, Administrator of Veteran Affairs Administration, of record in Book 3981, page 311-313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhonda Robbins Coble, by and through Affidavits of Heirship of Margaret Ann Siciliano and Jeanna Skinner Brightwell that Rhonda Robbins Coble as being the sole heir/next of kin of Barbara Fay Robbins of record as instrument no. 20240726-0056724 and 20240726-0056725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
Restrictive covenants and easements as of record in Book 2964, page 1, and Book 3096, page 485, and as shown on the Plan of record in Book 2900, page 29, of the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have be prorated and assumed by the Grantee herein.

This is improved property known as 1915 Karen Drive, Nashville, TN 37217.

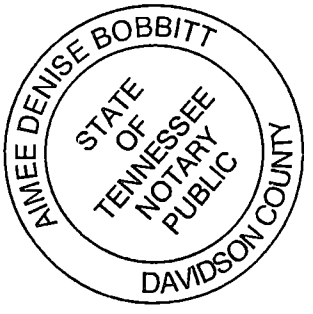
WITNESS my hand this 23 day of August, 2024.

Rhonda Robbins Coble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Rhonda Robbins Coble, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 23rd day of August, 2024.



Aimee Denise Bobbitt
Notary Public
My Commission Expires: 07-07-27