AFTER RECORDING RETURN TO:
First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. IT2504134210

Karen Johnson Davidson County
Batch# 1267453 DEEDQC
05/01/2025 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250501-0033854

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 016 00 0 107.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 22 day of April, 2025, by and between **Amanda Robinson F/K/A Amanda J. Jent, a married woman, who took title as an unmarried woman, joined by spouse, Nathan Michael Robinson,** residing at 7207 Apple View Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Amanda Robinson and Nathan Michael Robinson, a married couple,** residing at 7207 Apple View Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 7207 Apple View Road, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 4/02/2018 under Instrument No. 20180402-0029934 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Amanda Robinson FKA Amanda J. Jent

Amanda Robinson F/K/A Amanda J. Jent

Nathan Michael Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Amanda Robinson F/K/A Amanda J. Jent and Nathan Michael Robinson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, TN, this 22 day of April, 20 25.

Notary Public

My Commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Amanda Robinson Nathan Michael Robinson

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22 day of April, 2025.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2026

Name and address for person(s) responsible for taxes:

Amanda Robinson and Nathan Michael Robinson
7207 ~~Appleview Road~~ Apple View Rd
Goodlettsville, TN 37072

Name and address of property owner:

Amanda Robinson and Nathan Michael Robinson
7207 ~~Appleview Road~~ Apple View Rd
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF SECTION ONE, LAMA TERRA, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4860, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ALL MATTERS AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 4860, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, INCLUDING ANY AND ALL REVISIONS, CORRECTIONS AND/OR AMENDMENTS THERETO OF RECORD.

RESTRICTIONS OF RECORD IN BOOK 4766, PAGE 211, SAID REGISTER'S OFFICE.

Parcel ID: 016 00 0 107.00

Property commonly known as: 7207 Apple View Road, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Michelle Douglas, 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 April 22, 2025 (date of document).

Michelle Douglas
Affiant Signature

5/1/25
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-23-28

NOTARY'S SEAL

RACHEL PETRICK
Notary Public
State of Ohio
My Comm. Expires
October 23, 2028