Karen Johnson Davidson County
Batch# 1278111 DEEDQC
05/27/2025 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250527-0041406

This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Hermitage, TN 37087
(615) 549-8909

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owner:	Send Tax Bills to:	Map-Parcel #'s:
The Jeffrey S. Robbins Living Trust (2025) 4028 Port Victoria Court Hermitage, TN 37076	New Owner	097 04 0 026.00

QUITCLAIM DEED

This Quitclaim Deed is made this 22nd day of May 2025, by Jeffrey Scott Robbins, Grantor, of the City of Hermitage, County of Davidson, State of Tennessee, to **Jeffrey Scott Robbins a/k/a Jeffrey Scot Robbins in his capacity as Trustee of The Jeffrey S. Robbins Living Trust (2025) U/A/D May 22, 2025,** Grantee, of the City of Hermitage, County of Davidson, State of Tennessee.

Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, has bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Jeffrey Scott Robbins a/k/a Jeffrey Scot Robbins in his capacity as Trustee of The Jeffrey S. Robbins Living Trust (2025) U/A/D May 22, 2025**, all of his right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 4028 Port Victoria Court, Hermitage, Tennessee 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantor has executed this deed on the date first written above.

Jeffrey Scott Robbins, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Jeffrey Scott Robbins**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value for this transfer is $0.00.

Jeffrey Scott Robbins
a/k/a Jeffrey Scot Robbins, Trustee

Sworn to and subscribed before me this 22nd day of May 2025.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A — Property Description

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 149.88 feet to a concrete monument; thence N 68 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.

Being the same property conveyed to Jeffrey Scott Robbins by Quitclaim Deed dated June 17, 2024, from J. Scott Robbins, Larry P. Robbins and wife, Eleanor G. Robbins, of record as Instrument Number 20240617-0045370, Register's Office for Davidson County, Tennessee.

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.

Being the same property conveyed to J. Scot Robbins by Quitclaim Deed dated April 25, 2011, from Kimberly H. Robbins, of record as Instrument Number 20110504-0034291, Register's Office for Davidson County, Tennessee.

Jeffrey Scott Robbins, J. Scott Robbins, and J. Scot Robbins are all one and the same person.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 May 22, 2025.

J. Michael Robbins

5-22-25
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 22nd day of May 2025.

Notary Public

My Commission Expires: 7-22-25

