Karen Johnson Davidson County
Batch# 1306497 DEEDQC
08/06/2025 03:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250806-0062562

**THIS INSTRUMENT PREPARED BY:**

**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4447**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2025.

Notary Public
My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Andrew John Robinson and<br>Jayne Alyson Robinson, Trustees<br>703 Davidson Road<br>Nashville, Tennessee 37205 | SAME | 115 07 0 078.00<br>116 03 0 118.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that 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 sufficiency of which are hereby acknowledged, **Andrew John Robinson and wife, Jayne Alyson Robinson**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living)

trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Andrew John Robinson and Jayne Alyson Robinson, Trustees of the Andrew & Jayne Robinson Living Trust, established by the Revocable Trust Agreement of Andrew John Robinson and Jayne Alyson Robinson dated August 6, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** our hands this 6th day of August, 2025.

**Andrew John Robinson**

**Jayne Alyson Robinson**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew John Robinson and Jayne Alyson Robinson, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

## EXHIBIT A

## Legal Description

**Map-Parcel -- 115 07 0 078.00**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of West Meade Farms, Inc., Section "Z" of record in Plat Book 2083, Page 109, in the Register's Office for Davidson County, Tennessee. Said Lot No. 327 fronts 153.5 feet on the Southerly side of Davidson Road and runs back 295.8 feet on the Easterly line and 289.1 feet on the Westerly line to a dead line, measuring 1S2 feet thereon.

Being the same property conveyed to Andrew Robinson and Jayne A. Robinson, husband and wife, by deed from Candi Bainbridge and Warren Bainbridge, wife and husband of record in Instrument No. 20171128-0121414, Register's Office for Davidson County, Tennessee and a subsequent scrivener's affidavit was recorded by Jim R. Vanderpool, Scrivener, to correct the amount of consideration in the last transfer of record in Instrument No. 20180129-0008738, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC., SECTION "Z", as recorded in Plat Book 2083, Page(s) 109, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2298, Page 563 and Instrument No. 20 I 00329-0023195, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement recorded in Book 5215, Page 1.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.

Andrew John Robinson and Andrew Robinson are one and the same person. Jayne Alyson Robinson and Jayne A. Robinson are one and the same person.

This is improved property known as 703 Davidson Road, Nashville, Tennessee 37205.

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**Map-Parcel 116 03 0 118.00**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of Lot No. 98 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Manor Tract, of record in Plat Book 421, Page 100, 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 Andrew Robinson and Jayne Robinson, husband and wife, by deed from Charles Joseph Scarborough, Jr. and Catherine Scarborough, husband and wife, of record in Instrument No. 20230223-0012914 in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

Andrew John Robinson and Andrew Robinson are one and the same person. Jayne Alyson Robinson and Jayne Robinson are one and the same person.

This is improved property known as 134 Woodmont Boulevard, Nashville, Tennessee 37205.

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# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 6, 2025.

08/06/2025
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 6th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

