Karen Johnson Davidson County
Batch # 1364140 DEEDQC
12/31/2025 11:39:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251231-0104477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Martha K. Robinson
Affiant

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December 20 25

Notary Public
MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE MARTHA K. ROBINSON REVOCABLE LIVING TRUST	**SAME**	**171 07 0 017.00**
(NAME) **5736 Cloverland Place**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Martha K. Robinson, a widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Martha K. Robinson, Trustee of THE MARTHA K. ROBINSON REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE MARTHA K. ROBINSON REVOCABLE LIVING TRUST, Dated December 22, 2025**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Being Lot No. 14, on the Plat of Clover land Acres, Section 2, as of record in Book 4460, Page 114, Register's Office for said County.

Said Lot fronts 140.22 feet on the Southerly margin of Cloverland Place and extends back 317.69 feet on the easterly line and 295.38 feet on the Westerly line to a line on the rear on which it measures 217.46 feet.

Being part of the property conveyed to Bob Potter Company, a Tennessee Corporation, by deed from Eugene R. Williams and wife, as of record in Book 4652, Page 756, in said Register's Office.

Being the same property conveyed to Julian Paul Robinson, Jr. and wife, Martha K. Robinson, from Bob Potter Company, a Tennessee Corporation, by Warranty Deed dated October 4, 1973, of record in Book 4754, Page 161, Register's Office for Davidson County, Tennessee.

The said Julian Paul Robinson, Jr. died on September 15, 2025, leaving his spouse, Martha K. Robinson, as sole tenant by the entirety, in fee simple.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation,

variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

Previous conveyances included for reference.

Unimproved ( )
This is improved (X) property, known as: **5736 Cloverland Place, Brentwood, TN 37027.**

Witness our hands, this the 22 day of December 2025.

Martha K. Robinson

Martha K. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha K. Robinson,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 22nd day of December, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026