Karen Johnson
Batch # 1456220
08/06/2026 12:21:01 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260806-0072540

TRUSTEE'S QUITCLAIM DEED

This instrument prepared by:

Jacob Fordham, #026897
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Zale Dowlen, #026816
(615) 497-0763
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PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE ROSS AND CAROLINE ROBINSON LIVING TRUST dated the 3rd, June of 2026.
Ross Andrew Robinson and Caroline Neuffer Robinson, Trustees
421 Newton Court, Nashville, Tennessee 37209

SEND TAX BILL TO:
Same

MAP/PARCEL:
091 13 0 380.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Ross Andrew Robinson and Caroline Neuffer Robinson as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE ROSS AND CAROLINE ROBINSON LIVING TRUST dated the 3rd of June, 2026 all their right, title and interest in and to a certain tract of land as described as follows:

Being Lot No. 13 on the plan of Summit Hills Subdivision, as shown by plat of record in Plat Book 9700, Page 702, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ross Robinson (aka Ross Andrew Robinson) and Caroline Robinson (aka Caroline Neuffer Robinson), Husband and Wife, by Thomas Clark, a married man, by Warranty Deed of record, instrument 20190910-0091555, Register's Office for Davidson County, Tennessee, dated September 5th, 2019, and recorded on September 10th, 2019.

Being the same property conveyed to Thomas Clark by Warranty Deed from Wendy M. Roth, unmarried, dated 04/10/2015 filed of record 04/17/2015 in Instrument No. 20150417-0034418, said Register's Office.

The property is commonly known as 421 Newton Court, Nashville, Tennessee 37209.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE ROSS AND CAROLINE ROBINSON LIVING TRUST dated 3rd, June, 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

Signed this 3rd of June, 2026.

Ross Andrew Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ross Andrew Robinson with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 3rd of June, 2026.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:
JAN 30 2029

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I, the above listed grantor conveys my interest in the real property to THE ROSS AND CAROLINE ROBINSON LIVING TRUST dated 3rd, June, 2026. Furthermore, as Settlor of this trust, I retain control, the right to occupancy, as well as a beneficial interest in the real property.

Signed this 3rd of June, 2026.

Caroline Neuffer Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Caroline Neuffer Robinson with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 3rd of June, 2026.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:

JAN 30 2029

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

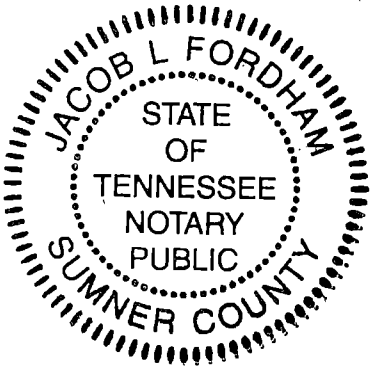
Signed this 3rd of June, 2026.

Ross Andrew Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ross Andrew Robinson with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 3rd of June, 2026.



Notary Public
My Commission Expires:

JAN 30 2029

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.