Davidson County DEEDQC
Recvd: 02/18/15 08:09 5 pgs
Fees:27.00 Taxes:0.00
20150218-0013610

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
LESLIE D. ROSENBAUM, TRUSTEE 901 VANTREASE ROAD MADISON, TN 37115	LESLIE D. ROSENBAUM, TRUSTEE 901 VANTREASE ROAD MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LESLIE D. ROSENBAUM, an unmarried woman (herein, "Grantor"), whose address is 901 Vantrease Road, Madison, TN 37115, hereby bargans, sells, remises, releases, quit claims and conveys to LESLIE D. ROSENBAUM, TRUSTEE, or any successors in trust, under the LESLIE D. ROSENBAUM TRUST dated November 03, 2010 and any amendments thereto (herein, "Grantee"), whose address is 901 Vantrease Road, Madison, TN 37115, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 728 Tahlena Avenue, Madison, TN 37115

WITNESS my hand and seal this 22nd day of January, 2015.

PIN NO: 52-6-79.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Leslie D. Rosenbaum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leslie D. Rosenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2015.

[Affix Notary Seal]

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/11/17

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

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

GRANTEE

Grantee signature Leslie D. Rosenbaum
Leslie D. Rosenbaum, Trustee

Subscribed and sworn to under oath before me, this 22nd day of January, 2015.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/11/17

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 69 and the northerly 75 feet of Lot No. 68, on the Map of Madison Heights Subdivision, Section One, as of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20140717-0063513 on July 17, 2014.

PIN NO: 52-6-79.00

STREET ADDRESS:

728 Tahlena Avenue, Madison, TN 37115

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Martha A. Manfrin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Martha A. Manfrin
Signature

State of FLORIDA

County of HILLSOBOROUGH

Personally appeared before me, Holly Wathen, a notary public for this county and state, Martha A. Manfrin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

