Karen Y Johnson Davidson County
Batch# 145312 DEEDQC
09/26/2018 09:39:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180926-0095322

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 16th day of August, 2018. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
CAR Trust 714 Woodleigh Drive Nashville, Tennessee 37215	SAME	117 01 0 202.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, Cary Andrew Rosenblum, hereby remise, release and quitclaim unto the CAR Trust dated August 16, 2018, whose Trustee is Jennifer Paige Rosenblum, and her successors in trust and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, all of my right, title and interest, consisting of an undivided 50% tenant-in-common interest, in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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 my hand this 16th day of August, 2018.

Cary Andrew Rosenblum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cary Andrew Rosenblum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2018.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivision, of Lot 3 of the Re-subdivision of Lot 11 and 12, Forest Park Land Improvements Company's Subdivision, recorded November 12, 2015, as Instrument No. 20151112-0114788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate description thereof.

Being a portion of the same property conveyed to Cary Andrew Rosenblum and wife, Jennifer Paige Rosenblum, by deed from Woodleigh Partners, LLC, of record as Instrument No. 20180501-0041123, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed Jeffrey Mobley, Trustee by deed from Cary Andrew Rosenblum and wife, Jennifer Paige Rosenblum, and further conveyed to Cary Andrew Rosenblum and Jennifer Paige Rosenblum, as equal tenants in common, by the same deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20180830-0085979, Register's Office for Davidson County, Tennessee.

This is improved property known as 714 Woodleigh Drive, Nashville, Tennessee 37215.