Karen Johnson Davidson County
Batch# 218048 DEEDQC
04/15/2019 02:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190415-0034405

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--.

Jean F. Roseman

Jean F. Roseman, Affiant

Subscribed and sworn to before me, this 9th day of April, 2019.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jean F. Roseman, Trustee 6666 Brookmont Terrace #305 Nashville, Tennessee 37205	SAME	105 11 0 182.00 105 11 0 221.00 119 14 0 365.00 129 14 0A 025.00 142 15 0D 012.00

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, Jean F. Roseman, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and

quitclaims all of the Grantor's 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 **Jean F. Roseman, Trustee of the Jean F. Roseman Living Trust,** established by the Revocable Trust Agreement of Jean F. Roseman dated August 6, 2015, as amended and restated 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 and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 9th day of April, 2019.

Jean F. Roseman

Jean F. Roseman

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 Jean F. Roseman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of April, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Descriptions

(Jean F. Roseman and Jean Roseman are one and the same person.)

105 11 0 182.00
1714 Neal Terrace, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being Lot No. 12, Block "B", on the on the Plan of of a subdivision of a part of the Sophia M. Neal Property as of record in Book 1130, Page 4, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the east side of Neal Terrace and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jean Roseman by deed from Roxanna C. Harney, of record as Instrument No. 20140905-0081359, Register's Office for Davidson County, Tennessee.

This is improved property known as 1714 Neal Terrace, Nashville, Tennessee 37203.

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105 11 0 221.00
2163 Byrum Avenue, Nashville, Tennessee 37203

Land in Davidson County, Tennessee being Lot No. 26 on the Map of E.T. Dumont's property as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the Westerly side of Byrum Street and runs back between parallel lines, along the Northerly margin of Dorothy Avenue, 150 feet to an alley.

Being the same property conveyed to Jean Roseman by deed from John E. Horn and wife, Mary F. Horn, of record as Instrument No. 20120907-0081244, Register's Office for Davidson County, Tennessee.

This is improved property known as 2163 Byrum Avenue, Nashville, Tennessee 37203.

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119 14 0 365.00
314 Sunrise Avenue, Nashville, Tennessee 37211

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Sunrise, P.S. Stump's Subdivision, of record in Plat Book 332, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jean F. Roseman by deed from FAE Holdings 478927R, LLC, a Tennessee limited liability company, of record as Instrument No. 20170810-0081896, Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Sunrise Avenue, Nashville, Tennessee 37211.

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129 14 0A 025.00
6666 Brookmont Terrace, Unit 305, Nashville, Tennessee 37205

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 305 of Wessex Towers Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, Page 634, as amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument Number 20011127-0129399, Instrument Number 20080624-0065008 and Instrument Number 20120516-0042527, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Wessex Towers Condominium Apartments of record in Book 5200, Pages 142 and 143, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jean F. Roseman by deed from Charles Henry Geny, of record as Instrument No. 20171207-0124935, Register's Office for Davidson County, Tennessee.

This is improved property known as 6666 Brookmont Terrace, Unit 305, Nashville, Tennessee 37205.

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142 15 0D 012.00
400 Sunvalley West, Nashville, Tennessee 37221

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Sun Valley Townhomes of record in Plat Book 6900, Page 519, 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 Jean F. Roseman by deed from FAE Holdings 478927R, LLC, a Tennessee limited liability company, of record as Instrument No. 20170810-0081897, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Sunvalley West, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

