Karen Johnson Davidson County
Batch# 249893 DEEDQC
06/28/2019 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190628-0062858

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0470

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kudzu Real Estate, Inc.	OWNER	Map: 072060L00100CO
(NAME) 203 Point East Drive	(NAME)	
(ADDRESS) Nashville 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSEMARY PARTNERS, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1058A on the Plan of 1058 Zophi Street Townhomes as set forth in the Declaration of record in Instrument No. 20150618-0058121 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 part of the same property conveyed to Rosemary Partners, LLC, a Tennessee Limited Liability Company, by deed from Urban Dwell Homes LP, a Tennessee Limited Partnership, of record in Instrument No. 20150716-0069419, Register's Office for Davidson County, Tennessee, dated 7/10/15 and recorded on 7/16/15. Also see Warranty Deed in Instrument No. 20150601-0050700.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20150618-0058121, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 21 and 22, said Register's Office.

This is improved property, known as 1058 Zophi St., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of June, 2019.

Rosemary Partners, LLC

BY: _____

Brandon McDonald
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brandon McDonald with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of Rosemary Partners, LLC the within named bargainer, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of June, 2019.

My Commission Expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.