THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820 Nashville, TN 37219; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
The Leslie D. Rosenbaum Trust dated November 3, 2010, c/o Leslie D. Rosenbaum, Trustee	-Same-	52-6-79.00
901 Vantrease Road		
Madison, TN 37115		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **LESLIE D. ROSENBAUM**, a single person, do hereby convey to **LESLIE D. ROSENBAUM, TRUSTEE, or any successors in trust, under the LESLIE D. ROSENBAUM TRUST DATED NOVEMBER 3, 2010**, as may be amended and/or restated from time to time, all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> 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 of reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Leslie D. Rosenbaum, an unmarried woman, and Lori J. Rosenbaum, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Sandra D. Hollingsworth, unmarried, dated June 25, 2014, of record in Instrument Number 20140717-0063513.

Karen Johnson Davidson County
Batch# 254275 DEEDQC
07/10/2019 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190710-0066931

Leslie D. Rosenbaum, conveyed her interest in this property to Leslie D. Rosenbaum, Trustee, or any successors in trust, under the Leslie D. Rosenbaum Trust dated November 3, 2010 and any amendments thereto by Quitclaim Deed from Leslie D. Rosenbaum dated January 22, 2015, of record in Instrument Number 20150218-0013610, Register's Office for Davidson County, Tennessee.

Lori J. Rosenbaum died on June 22, 2017. Upon the death of Lori J. Rosenbaum, Leslie D. Rosenbaum became the owner of Lori Joy Rosenbaum's interest in this property since the property was owned by them as tenants in common with right of survivorship and as indicated in that certain Affidavit of Heirship of record in Instrument Number 20190109-0006875, Register's Office for Davidson County, Tennessee.

This is improved property located at: 728 Tahlena Avenue, Madison, TN 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this 25th day of June, 2019.

Leslie D Rosenbaum
LESLIE D. ROSENBAUM

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LESLIE D. ROSENBAUM**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, Tennessee, on this 25th day of June, 2019.

Saajan Patel
Notary Public

SAAJAN PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

My Commission Expires: 05/09/2023

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

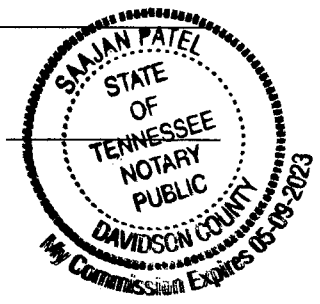
The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me
this 25th day of June, 2019.

Saajan Patel
Notary Public

My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7/8/2019