Karen Johnson Davidson County
Batch# 264971 DEEDQC
08/01/2019 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190801-0075739

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Bradley Mark Rosenblum | Rosenblum Construction | 091 02 0 067.00 |
| 201 Andover Way | 1925 Liberty SQ | |
| Nashville, TN 37221 | Nashville, TN 37215 | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jerome Rosenblum (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest, being an undivided fifty percent (50%) tenant-in-common interest, in and to the following described property to Bradley Mark Rosenblum (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being part of Block "B" on Plan Number 4, West Nashville, said Block "B" also being shown on the Map of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and described as follows:

Commencing at a point 100 feet east of the east margin of 62nd Avenue North (formerly 21st Street) running thence easterly with the south margin of Centennial Avenue 250 feet to a point; thence, southeasterly and at right angles to Centennial Avenue, 161 feet to an alley; thence, northwesterly and with the north margin of said alley, 250 feet to a point; thence northeasterly 161 feet to the beginning.

LESS AND EXCEPT the following described property which was conveyed to John H. Bradley by deed from R. H. Dudley, Jr., et ux., of record in Book 288, page 441, Register's Office for Davidson County, Tennessee, which property is included in the above description but is EXCLUDED from this conveyance:

Beginning in the southerly margin of Centennial Avenue 150 feet westerly from the southwest corner of said Centennial Avenue and 61st Avenue North (formerly 20th Street) (the beginning point being John H. Bradley's northwest corner) and running thence westerly 50 feet along the southerly margin of said Centennial Avenue; thence at right angles southerly 160 feet to an alley; thence at right angles easterly 50 feet along the northerly margin of said alley to John H. Bradley's southwest corner; thence at right angles northerly along said Bradley's westerly line 160 feet to the beginning point.

The property herein conveyed is sometimes known as Lots 10, 12, 14 and 16, Block "B", Cherokee Park.

This is improved property known as 6107 Centennial Boulevard, Nashville, Tennessee 37209.

Being the same property conveyed to Jerome Rosenblum and Fred Yazdian by deed dated September 2, 1997, from Dudley Brown Morgan, unmarried, of record in Book 10591, Page 208, Register's Office for Davidson County, Tennessee. Fred Yazdian's undivided fifty percent (50%) tenant-in-common interest having been subsequently transferred to Yazdian Construction, G.P., a Tennessee General Partnership, by deed dated July 21, 2003, of record at Instrument No. 20030724-0103542, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Brenda Rosenblum, wife of Jerome Rosenblum, joins in this conveyance solely for the purpose of conveying all of her right, title and interest in and to the described property pursuant to her marital rights.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 26 day of July, 2019.

Jerome Rosenblum

Jerome Rosenblum, Grantor

Brenda Rosenblum

Brenda Rosenblum

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jerome Rosenblum, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26 day of July, 2019.

Lauren E Witte

Notary Public

LAUREN E. WITTE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/21/21

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brenda Rosenblum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 26 day of July, 2019.

Lauren E Witte
Notary Public

LAUREN E. WITTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/21/21

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is zero dollars ($0.00)

Carla L Lovell
Affiant

Subscribed and sworn to before me this 31st day of July, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L. Lovell

Carla L. Lovell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of July, 2019.

Meghan E. Reed

Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY