Karen Johnson Davidson County
Batch# 264971 DEEDQC
08/01/2019 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190801-0075740

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	103 01 0 053.00
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, and wife, Brenda Rosenblum, (the "Grantors"), do hereby quitclaim, transfer and convey all their 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:

> Land in Davidson County, Tennessee, being part of Lot No. 11 and all of Lot No. 12 on the Plan of John B. Cowden's Subdivision No. 7, not of record, and described according to a survey made by Norris H. Hickerson, Surveyor, dated 20 June, 1952 as follows:
>
> Beginning at the northwest corner of Cowan, formerly Balmy Avenue, and John B. Street; thence with the westerly margin of Cowan Avenue, North 2, 30' West 54.5 feet to the corner of Lot Nos. 12 and 13; thence with the line between said Lots, westerly 74 feet, more or less, continuing in the same direction 56 feet, more or less, continuing in the same direction 56 feet, more or less, to the easterly line of the property conveyed to Edward T. Holloway and wife, by deed from John B. Cowden, Trustee, of record in Book 2148, Page 480, Register's Office for said County; thence with said Holloway's easterly line, southerly 91 feet, more or less, to the point of beginning.
>
> This is improved property known as 6028 Neighborly Avenue, Nashville, Tennessee 37209.
>
> Being the same property conveyed to Jerome Rosenblum and wife, Brenda G. Rosenblum, by deed from Fred Yazdian dated May 26, 1998, of record in Book 10949, Page 28, 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.

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

Jerome Rosenblum, Grantor

Brenda Rosenblum, Grantor

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 26th day of July, 2019.

Notary Public

My Commission Expires: 2/21/21

LAUREN E. WITTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Brenda 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 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.

Notary Public

My Commission Expires: 2/21/21

LAUREN E. WITTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

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 1, 2021
DAVIDSON COUNTY