Karen Johnson Davidson County
Batch# 342137 DEEDQC
01/13/2020 10:09:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004174

Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th OF JANUARY, 2020. Notary Public MY COMMISSION EXPIRES: May 2, 2022 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES, GP	**SAME**	**P/O 072-10-0-037.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, 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 Nos. C & D on the plan of Townhomes at 1313 Litton Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Townhomes at 1313 Litton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191212-0128351, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRYCE J. ROBERTS, UNMARRIED, of record in Instrument No. 20170501-0042773, dated April 28, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, Page 86; Sanitary Sewer Easement of record in Book 4215, Page 58; Declaration of Covenants, Conditions and Restrictions of Townhomes at 1313 Litton Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191212-0128351; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as **1313 LITTON AVE., UNITS C & D, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 10th day of January, 2020.

ROSEMARY PARTNERS, LLC

member

BY: BRANDON RUMBLEY, 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 Rumbley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Rosemary Partners, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Rosemary Partners, LLC, by himself as such member.

Witness my hand and official seal at office, this 10th day of January, 2020.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON