Karen Johnson Davidson County
Batch# 350590 DEEDQC
01/30/2020 10:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200130-0011125

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Miriam Michael Rose Affiant Subscribed and sworn to before me, this 29th day of January, 2020. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M BOHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Anthony Allen Rose, Sr. and/or Anthony Allen Rose, Jr., Trustees 304 Woodmont Circle Nashville, TN 37205	SAME	11608004700

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Miriam Michael Rose**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Anthony Allen Rose, Sr. and/or Anthony Allen Rose, Jr., Trustees of the Miriam Michael Rose Trust** dated January 29, 2020, their successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of January, 2020.

Miriam Michael Rose

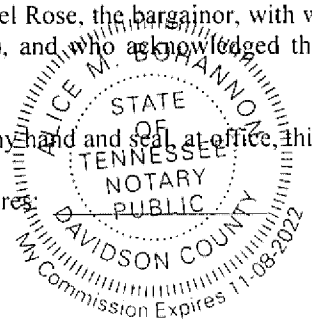
Miriam Michael Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam Michael Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of January, 2020.

My Commission Expires:



Alice M. Bole

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing the resubdivision by C.M. Kelly & Company of certain lots in the Clearview Subdivision, and being part of Lot 78 of the Plan of Clearview Subdivision of record in Plat Book 843, page 8, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Miriam Rose by deed dated May 9, 2011, and recorded at Instrument No. 20110518-0037988 in the Register's Office of Davidson County, Tennessee.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations and conditions and rights appearing of record against the above described property; also Subject to any state of facts which an accurate survey of said property would show.

And the Said Grantor does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

Miriam Rose and Miriam Michael Rose are one and the same person.

This is improved property known as 304 Woodmont Circle, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

