THIS INSTRUMENT PREPARED BY: ***R. Keith Gordon, Attorney at Law*** ***BPR # 028391*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Owen Rockett *Affiant* *Sworn to and subscribed before me this 18th day of June, 2020* *Notary Public* *My commission expires: 10/30/22*

D. NICOLE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-30-2022

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 421835 **DEEDQC**
06/22/2020 10:14:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200622-0066356

Name and Address of New Owner:
Craig and Brennan Rockett
108 Knollwood Road
Bristol, TN 37620

Send Tax Bills To:
Same

Street Address of Subject Property:
410 Rosedale Avenue #109
Nashville, TN 37211

Map and Parcel:
105-16-0-C-005-00co

FOR AND IN CONSIDERATION of the sum of Zero and No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **OWEN ROCKETT, UMARRIED,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **CRAIG ROCKETT AND BRENNAN ROCKETT, HUSBAND AND WIFE,** hereinafter called "**GRANTEE,**" assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410109, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211- 0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units,

as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Craig Rockett and Brennan Rockett, husband and wife, as tenants by the entirety as to an undivided 2/3 interest (the "Entirety Interest"), and Owen Rockett, unmarried, as to an undivided 1/3 interest (the "Individual Interest"), by Special Warranty Deed dated December 19, 2016 from Park at Melrose Heights II, LLC, a Tennessee limited liability company, of record in Instrument No. 20161219-0132757, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Park at Melrose Heights II, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 26, 2015 from 440 Business Center Partners, a Tennessee general partnership, of record in Instrument No. 20151026-0108676, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership by Executor's Deeds, dated April 24, 2008 from Carleen B. Waller and Dodson B. Waller, Co-Executors of the Estate of Raymond W. Waller, of record in Instrument No. 20080425-0042540 and Instrument No. 20080425-0042541, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to 440 Business Center Partners, a Tennessee general partnership by Quitclaim Deed dated April 24, 2008, from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080425-0042542, Register's Office for Davidson County, Tennessee.

THE conveyance is made subject to the following:(1) The Plan as set out on Exhibit "D," Parts C1 and C2 on the Third Amendment to the Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20160524-0051837, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.(2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231 and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee. (3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151120-0117818, Register's Office for Davidson County, Tennessee. (4) Charter of Park at Melrose Heights Condominium Association, Inc., of record in Instrument No. 20140820-0075537, Register's Office for Davidson County, Tennessee. (5) Matters shown on Plan of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee. (6) Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4251, Page 953, Register's Office for Davidson County, Tennessee. (7) Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue and Bill No. BL2008-255 closing Alley No. 1834. (8) Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee. (9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenance, of record in Instrument No. 20081103-0108990, Register's Office for Davidson County, Tennessee. (10) Inspection and Maintenance Agreement for Private

Stormwater Management Facilities, of record in Instrument No. 20081103-0108951, Register's Office for Davidson County, Tennessee. (11) All matters set forth in the Declaration Establishing 440 Business Center Land Condominium, of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars as if copies verbatim. (12) All matters shown on the plan of record as Exhibit "D" of the Declaration of record in Instrument No. 20111209-0096389, as amended by Instrument No. 20130904-0093227, Register's Office for Davidson County, Tennessee. (13) Rights of others in and to the common areas/elements. (14) Subject to the lien for special assessments contained in Declaration Establishing 440 Business Center Land Condominium. (15) Taxes for the current year, which have been prorated and paid by the Grantor herein.

This is improved property, known as 410 Rosedale Ave #109, Nashville, TN 37211

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 18th day of June, 2020.

Owen Rockett

OWEN ROCKETT

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **OWEN ROCKETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainers, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

D. NICOLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-30-2022