Karen Johnson Davidson County
Batch# 423036 DEEDQC
06/22/2020 12:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200622-0066739

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--. Robert Lawrence Rose, Jr. Affiant Subscribed and sworn to before me, this 21st day of May, 2020. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert Lawrence Rose, Jr., Trustee 1109 Smokewood Way Nashville, TN 37221	SAME	156050A05800CO

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, **Robert Lawrence Rose, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, 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 **Robert Lawrence Rose, Jr., Trustee of the Robert Lawrence Rose, Jr. Living Trust**, established by the Revocable Trust Agreement of Robert Lawrence Rose, Jr. dated May 21, 2020, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 21st day of May, 2020.

Robert Lawrence Rose, Jr.

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 Robert Lawrence Rose, Jr., 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 21st day of May, 2020.

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

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, bring Lot No. 58 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants Conditions and Restrictions for Harpeth Village PUD of record in Instrument No. 20090123-0006190, Instrument No. 20161006-0105961, and Instrument No. 20180214-0014615, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Lawrence Rose, an unmarried man, by deed from Carolyn Sue Austin, a single person, of record in Instrument No. 20200521-0052711, Register's Office for Davidson County, Tennessee.

This is improved property located at 1109 Smokewood Way, Nashville, TN 37221.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee, Map and Parcel No. 156 0 A 058 00CO.

2. Restrictions of record in Book 5653, page 679 and Book 6044, page 104, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20070507-0054445, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, Instrument No. 20090123-0006190, Instrument No. 20161006-0105961 and Instrument No. 20180214-0014615, Register's Office for Davidson County, Tennessee.

5. By-Laws of Harpeth Village Homeowners Association, of record in Instrument No. 20090121-0005247 and Instrument No. 20161006-0105962, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20070829-0103726, Register's Office for Davidson County, Tennessee.

7. All matters appearing on the Plan of record as Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the P.U.D. Boundary Plan in Instrument No. 20051227-0153838, Register's Office for Davidson County, Tennessee.

9. All matters appearing on the Plan of record as Instrument No. 20080618-0062694, Register's Office for Davidson County, Tennessee.

10. Easement granted to Comcast of Nashville of record in Instrument No. 20081107-0110815, Register's Office for Davidson County, Tennessee.

11. Easement granted to Harpeth Valley Utility District of Record in Book 4760, page840 and Book 8019, page 166, Register's Office for Davidson County, Tennessee.

12. Grant of Easement of record in Instrument No. 20100401-0024501, Register's Office for Davidson County, Tennessee.

13. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070829-0103594, Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Public Utilities and Abandonment of Existing Easement, of record in Instrument No 20000510-0047300, Register's Office for Davidson County, Tennessee.

15. Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, Register's Office for Davidson County, Tennessee.

16. Electrical Permit of record in Book 7511, page 516, Book 7512, page 219 and Book 7611, page 418, Register's Office for Davidson County, Tennessee.

17. Easement for flow of Trace Creek.

18. Subject to the rights of others in and to the common areas and/or elements. Rights or claims of parties in possession.

19. Any Discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

20. Mechanics', Contractors' or Materialmens' liens and lien claims, if any, where no notice thereof appears on record.

21. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

22. Liens, encumbrances, or claims thereof, which are not shown by public record.

23. If improvements are completed after January 1 of any years, and the law, pursuant to T.C.A. §67-5-509 and T.C.A. §67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

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.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

