Karen Johnson Davidson County
Batch# 470728 DEEDQC
09/04/2020 09:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200904-0101155

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
Send tax bill to:
Stephen K. Rose
Jessica N. Rose
706 McFerrin Ave.
Nashville Tennessee 37206

Real Estate Tax ID Number: **08208027800**

This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 2nd day of April, 2020 by and between **Stephen K. Rose and Jessica N. Rose, Trustees of the Rose Trust dated March 27, 2017**, whose post office address(es) is/are **706 McFerrin Ave., Nashville, Tennessee 37206,** as party or parties of the first part, "Grantor", and **Stephen K. Rose and Jessica N. Rose, husband and wife,** whose post office address(es) is/are **706 McFerrin Ave., Nashville, Tennessee 37206,** as party or parties of the second part, "Grantee",

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 706 McFerrin Ave., Nashville, Tennessee 37206

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

_____ (SEAL)
Stephen K. Rose, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Stephen K. Rose, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and state official seal.

CAROL B. CHRISTIAN
NOTARY PUBLIC
OF
TENNESSEE
COUNTY OF WILLIAMSON

_____
Notary Public
Name: Carol B. Christian
Commission Expiration Date: 11/6/2024

67286233

(SEAL)
Jessica N. Rose, Trustee

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jessica N. Rose, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Carol B Christian
Notary Public
Name: Carol B Christian
Commission Expiration Date: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

(SEAL)
Affiant

Subscribed and sworn to before me on this the 22nd **day of** April, 2020.

Carol B Christian
Notary Public
NAME: Carol B Christian

My Commission Expires: 1-16-2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

67286233

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4 OF THE PLAN OF HART'S ADDITION, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 57, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Stephen K. Rose and Jessica N. Rose, Trustees of the Rose Trust dated March 27, 2017, by deed dated March 27, 2017 of record in Deed Instrument/Case No. 20170411-0035117, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 08208027800
Commonly Known As: 706 McFerrin Ave., Nashville, Tennessee 37206

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne