Karen Johnson Davidson County
Batch# 490855 DEEDQC
10/07/2020 10:11:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201007-0116194

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215**	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** The actual consideration for this transfer is: $-0-. KCR Affiant **Subscribed and sworn to before me, this 28 day of September, 2020.** Notary Public **My Commission Expires:**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner: **Stephanie Mundy Self, Trustee** P.O. Box 121859 Nashville, TN 37212	*Send Tax Bills To:* **New Owner**	*Tax Information:* **Map/Parcel:** 083-033-G-001.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MOLLY ROSE TUTTLE, unmarried, and JACK TUTTLE, married** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **STEPHANIE MUNDY SELF, Trustee of the 201A Rosebank Avenue Trust,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 201 Rosebank Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20180518-0047724 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed to Molly Rose Tuttle, an unmarried woman, and Jack Tuttle, a married man, from Select Home Solutions Group, LLC, a Mississippi limited liability company, dated October 10, 2018 and of record in Instrument No. 20181011-0100865, Register's Office of Davidson County, Tennessee. This property is not Jack Tuttle's primary residence.

This is improved property known as: 201A Rosebank Avenue, Nashville, TN 37206

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2020.

Molly Rose Tuttle

Jack Tuttle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Molly Rose Tuttle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 28th day of September, 2020.

Notary Public

My Commission Expires: 1/3/2023

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jack Tuttle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 28th day of September, 2020.

Notary Public

My Commission Expires: 1/3/2023