Karen Johnson Davidson County
Batch# 561708 DEEDQC
01/26/2021 03:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210126-0011752

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Stephfan D. Rose, Jewell M. Kesse, Sharon Patton, Angela Robinson and Necole L. Rose,** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Dequandraell Montez Rose,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being Lot No. 197 on the Plan of Haynes Park Subdivision, Section 1, as of record in Book 4300, page 115, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at **BOOK 7715 PAGE 233** in said Register's Office for Davidson County, Tennessee. The said **James E. Rose** passed away on or around **March 19, 2015** leaving **Martha A. Rose** as the surviving tenant by entirety. **Martha A. Rose** passed away on or around **November 30, 2020.** Being the same property conveyed to **Stephfan D. Rose, Jewell M. Kesse, Sharon D. Patton, Angela Robinson, and Necole L. Rose** by way of Affidavits of Heirship dated 25 day of January 20 21 of record at Instrument Number _202101260011750_ and Instrument Number —202101260011751- in said Register's Office Davidson, Tennessee. *****

IN TESTIMONY WHEREOF we have executed this instrument the 25 day of **January, 2021.**

Stephfan D. Rose
Stephfan D. Rose

Jewell M. Kesse
Jewell M. Kesse

Sharon Patton
Sharon Patton

Angela Robinson
Angela Robinson

Necole L. Rose
Necole L. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Stephfan D. Rose, Jewell M. Kesse, Sharon Patton, Angela Robinson, and Necole L. Rose,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of **January, 2021.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Nichole Dowling
AFFIANT

SUBSCRIBED AND SWORN before me this the 25 day of **January, 2021.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS:	**105 Haynes Park Dr., Nashville, TN 37128**
TAX PARCEL NO.:	**06904010300**
PROPERTY OWNER:	**Dequandraell L. Rose**
OWNER'S ADDRESS:	**105 Haynes Park Dr., Nashville, TN 37128**
MAIL TAX BILLS TO:	**Owners Address**

*****Grantors warrant this is NOT their primary residence.

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022