Karen Johnson Davidson County
Batch# 585922 DEEDQC
03/05/2021 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029306

Name and Address of New Owner:
Brandon Rumbley
203 Point East Drive
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 073-09-0-235.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Rosemary Partners, LLC, a Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Brandon Rumbley,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 on the map entitled the Plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> This is the same legal description as the previous conveyance.
>
> Property Address: 2341-2343 Cooper Terrace, Nashville, TN 37216.
>
> Being the same property conveyed to ROSEMARY PARTNERS, LLC, a Tennessee limited liability company, by Warranty Deed from BECKLEA GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20170427-0041678, dated April 27, 2017, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of March, 2021.

Rosemary Partners, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Robert McDonald Authorized Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kathryn Madewell of the state and county mentioned, personally appeared Robert McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Rosemary Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Robert McDonald as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of March, 2021.

_____
Notary Signature
My commission expires: 7/9/22

KATHRYN MADEWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2 day of March, 2021.

_____
Notary Public
My commission expires: 7/9/22

KATHRYN MADEWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

File # 2021-446

202103050029306

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

