Name and Address of New Owner:
Brandon Rumbley
203 Point East Drive
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 083-04-0-172.00

Karen Johnson Davidson County
Batch# 585922 DEEDQC
03/05/2021 12:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029308

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 Grantors," convey and quitclaim unto **Brandon Rumbley,** "the Grantee," the following described real estate in County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A, 2312 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20171018-0106792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said units.
>
> Being a portion of the same property conveyed to Rosemary Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Henry B. Deering, Jr., unmarried, of record in Instrument No. 20170703-0066745, Register's Office for Davidson County, Tennessee, dated June 30, 2017, and recorded on July 3, 2017.
>
> Property Address: 2312 Carter Ave, Unit A, Nashville, TN 37206.

Grantors 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).

GRANTORS, 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, Grantors 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
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.

K Madewell
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.

K Madewell
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

202103050029308

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

