Prepared by:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 21 day of June 2021.

Notary Public
My Commission Expires: 08/07/2024

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 663881 DEEDQC
06/24/2021 11:40:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210624-0085791

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel Numbers:**
David J. Callahan, III, Trustee of the Rosen Family QPRT **4515 Price Circle Road** **Nashville, TN 37205**	**Same**	**103-10-0-068.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

JOHN M. ROSEN, JR. and wife, **MICHELLE J. ROSEN** (the "Grantors"),

have bargained and sold, and by these presents do transfer and convey, unto the said

DAVID J. CALLAHAN III, TRUSTEE OF THE ROSEN FAMILY QPRT (the "Grantee"),

his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE:
BEING LOT NO. 5 ON THE PLAN OF HILLWOOD ESTATES, SECTION ONE, AS OF RECORD IN PLAT BOOK 1835, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. ROSEN, JR. BY DEED FROM JOHN M. ROSEN, JR. AND WIFE, MICHELLE J. ROSEN, OF RECORD IN BOOK ____, PAGE ___, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MICHELLE J. ROSEN DOES HEREBY JOIN IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as **4515 Price Circle Road., Nashville, TN 37205.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 22 day of Jan, 2021.

Notary Public
My Commission Expires: 7-21

JOE M. GOODMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 7, 2021

Address of New Owner:	Send Tax Bills to:	Map & Parcel Numbers:
David J. Callahan, III, Trustee of the Rosen Family QPRT **4515 Price Circle Road** **Nashville, TN 37205**	**Same**	**103-10-0-068.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

JOHN M. ROSEN, JR. and wife, **MICHELLE J. ROSEN** (the "Grantors"),

have bargained and sold, and by these presents do transfer and convey, unto the said

DAVID J. CALLAHAN III, TRUSTEE OF THE ROSEN FAMILY QPRT (the "Grantee"),

his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE:
BEING LOT NO. 5 ON THE PLAN OF HILLWOOD ESTATES, SECTION ONE, AS OF RECORD IN PLAT BOOK 1835, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. ROSEN, JR. BY DEED FROM JOHN M. ROSEN, JR. AND WIFE, MICHELLE J. ROSEN, OF RECORD IN BOOK ____, PAGE ___, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MICHELLE J. ROSEN DOES HEREBY JOIN IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as **4515 Price Circle Road., Nashville, TN 37205.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

Witness our hands this the 29th day of December, 2020.

John M. Rosen Jr.

John M. Rosen, Jr.

Michelle Rosen

Michelle Rosen (Dec 29, 2020 22:33 CST)

Michelle J. Rosen

STATE OF Tennessee)

COUNTY OF Maury)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John M. Rosen, Jr.** and **Michelle J. Rosen**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of December, 2020.

Notary Public

My Commission Expires:



My Commission Expires
November 20, 2024

QCD to QPRT_Signed_by_JJ_Michelle_12_29_20

Final Audit Report 2020-12-30

Created:	2020-12-29
By:	jjrosen@atiba.com
Status:	Signed
Transaction ID:	CBJCHBCAABAAFcGAJxVqfaaAjkseePRnG-ujjPDggkuF

"QCD to QPRT_Signed_by_JJ_Michelle_12_29_20" History

Document created by jjrosen@atiba.com
2020-12-29 - 11:42:11 PM GMT- IP address: 71.228.221.94

Document emailed to Michelle Rosen (michelle@atiba.com) for signature
2020-12-29 - 11:46:57 PM GMT

Email viewed by Michelle Rosen (michelle@atiba.com)
2020-12-30 - 4:32:38 AM GMT- IP address: 71.228.221.94

Document e-signed by Michelle Rosen (michelle@atiba.com)
Signature Date: 2020-12-30 - 4:33:15 AM GMT - Time Source: server- IP address: 71.228.221.94

Agreement completed.
2020-12-30 - 4:33:15 AM GMT