THIS INSTRUMENT PREPARED BY:
Ryan L. Sarr
Trammell, Adkins & Ward, P.C.
1900 N. Winston Road, Suite 600
Knoxville, Tennessee 37919
(865) 330-2577

Preparer does not warrant Instrument title

Karen Johnson Davidson County
Batch# 671878 DEEDQC
07/07/2021 10:41:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210707-0091127

QUIT CLAIM DEED

Person or Agency Responsible for Payment of Taxes: Owner

Name: Mark S. Serkin
118 Wellington Park Court
Nashville, Tennessee 37215

****

OATH: I, hereby swear or affirm that the actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this the 28th day of June, 2021.

Notary Public

My commission expires: 07.03.2023

MARBUT GLENN GASTON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

****

THIS INDENTURE made and entered into this 28th day of June, 2021, by and between,

RODNEY M. ROSENBLUM and wife LYNNE L. ROSENBLUM,

known hereinafter collectively as GRANTOR, and

MARK S. SERKIN,

known hereinafter as GRANTEE.

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged,

GRANTOR quit claims unto GRANTEE the following:

Situated in Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron rod, said iron rod being the most northwest corner of Lot 2 of the Revised Residential Planned Unit Development, Wellington Park, as recorded in Book 6200, page 409, Register's Office for Davidson County, Tennessee; thence south 3.2 feet along the western boundary of Lot 2; thence east 25.3 feet parallel to the northern boundary of Lot 2; thence north 0.5 feet parallel to the western boundary of Lot 2; thence east 21.5 feet parallel to the northern boundary of Lot 2; thence north 2.7 feet parallel to the western boundary of Lot 2; thence west 46.8 feet to the point of beginning, containing 139.76 square feet more or less.

PICK UP

T.A.1

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THIS CONVEYANCE is made subject to all applicable easements, restrictions, and building set back lines of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises with the estate, title, and interest thereto belonging to said Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE NOR THE TAXES OF THE PROPERTY HEREBY CONVEYED.

IN WITNESS WHEREOF, Grantor has hereunto set his hand this day and year first hereinabove written.

Rodney M. Rosenblum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, personally appeared the within named bargainor, Rodney M. Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) described herein) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said State and County this 30th day of June, 2021.

NOTARY PUBLIC
My commission expires: 11/06/24

JACINDA NOLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Ryan L. Sarr
Trammell, Adkins & Ward, P.C.
1900 N. Winston Road, Suite 600
Knoxville, Tennessee 37919
(865) 330-2577

Preparer does not warrant Instrument title

IN WITNESS WHEREOF, Grantor has hereunto set her hand this day and year first hereinabove written.

Lynne L. Rosenblum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, personally appeared the within named bargainor, Lynne L. Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) described herein) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said State and County this 29th day of June, 2021.

NOTARY PUBLIC
My commission expires: 07.03.2025

