Karen Johnson Davidson County
Batch# 691912 DEEDQC
08/06/2021 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210806-0106212

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.-

Affiant

Subscribed and sworn to before me, this 4 day of August, 2021.

Notary Public

My commission expires: 10/2/2023

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Lauren Cary Brown	**New Owner**	**073-13-0X-001.00-CO**
1515 Rosebank Avenue Lot A		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LAUREN CARY BROWN, unmarried, and JOSEPH A. MALLETTE, unmarried, GRANTTOR(S)", by these presents, does hereby quitclaim and convey unto JOSEPH A. MALLETTE, unmarried, LAUREN CARY BROWN, unmarried, and MARK NAIFY, unmarried, Tenants in Common with Full Rights of Survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1515 Rosebank Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200617-0062502, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Lauren Cary Brown, unmarried, and Joseph A. Mallette, unmarried, tenants in common with full rights of survivorship, by Warranty Deed from Jackson Valley Land Partners, LLC dated 4/16/21 of record in Instrument No. 20210422-0054167, Register's Office of Davidson County, Tennessee

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

The property herein described is improved property bearing the street address of 1515 Rosebank Avenue Lot A, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 4 day of August, 2021.

LAUREN CARY BROWN

JOSEPH A. MALLETTE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lauren Cary Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of August, 2021.

My commission expires: 10/2/2023

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joseph A. Mallette, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of August, 2021.

My commission expires: 10/2/2023

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on _____ (date of document).

Jennifer Russell
Affiant Signature

8-5-2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

202108060106212