QUITCLAIM DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 693803 DEEDQC
08/10/2021 10:23:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210810-0107498

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
ER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD day of AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC, d/b/a Warranty Title Ins. Co. 120 Anderson Lane Hendersonville TN 37075

ADDRESS NEW OWNER(S) Patrick Rose	SEND TAX BILLS TO: Patrick Rose	MAP 92-5-B-2
945 32nd Avenue N	(NAME) 945 32nd Avenue N	
(ADDRESS) Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged I, Iyesha Prude Rose, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Patrick Rose, hereinafter called the GRANTEE, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit

Being Unit B on the Plan of Collier Commons, a Horizontal Property Regime, created under the Title 66 27-101, et seq, as amended, Tennessee Code Annotated, as established by a Master Deed and Bylaws of record in instrument No. 20061010-0125858, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the common elements appurtenant to said unit as set for in said Master Deed. Reference is hereby made to the plat of Collier Commons as shown as an attachment to Exhibit "B" of the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Patrick Rose by Warranty Deed from Jeffrey V. Carr dated October 31, 2011 and filed of record in Instrument No. 20111107-0086963, Register's Office for Davidson County, Tennessee. And further conveyed to Patrick Rose and Iyseha Prude Rose, husband and wife, in Quitclaim Deed dated January 11, 2019 and filed of record in Instrument No. 20190114-0003623, said Register's Office.

This description is copied verbatim from the prior deed of reference.

This is improved property, known as 945 32nd Avenue N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Iyesha Prude Rose

STATE OF TENNESSEE

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Iyesha Prude Rose, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 3 day of Aug, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY