Karen Johnson Davidson County
Batch# 735586 DEEDQC
10/13/2021 11:18:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211013-0137616

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Stephen K. Rose and Jessica N. Rose
706 McFerrin Ave., Nashville, TN 37206-3524

Real Estate Tax ID Number: **08208027800**

QUITCLAIM DEED 7085518 - 7654381

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 15th day of September, 2021, by and between **Stephen K. Rose and Jessica N. Rose, Trustees of The Rose Trust dated March 27, 2017, who erroneously acquired title as Stephen K. Rose and Jessica N. Rose, Trustees of the dated March 27, 2017,** whose post office address is **706 McFerrin Ave., Nashville, TN 37206,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Stephen K. Rose and Jessica N. Rose, a married couple,** whose post office address is, **706 McFerrin Ave., Nashville, TN 37206,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

DR1 7085518QC10101020

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 706 McFerrin Ave., Nashville, TN 37206-3524

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 7108551BQC10101030?

The Rose Trust dated March 27, 2017
By: _____ (SEAL)
Stephen K. Rose
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Stephen K. Rose**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Davis

Notary Public

Name: Erica Davis

Commission Expiration Date: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1 71085548QC101010407

The Rose Trust dated March 27, 2017
By: _____ (SEAL)
Jessica N. Rose
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jessica N. Rose**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Erica Davis

Notary Public

Name: Erica Davis

Commission Expiration Date: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1 71085518QC101010507

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Jessica N. Rose **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 15th **day of** September, **20**21.

Erica Davis
Notary Public

NAME: Erica Davis

My Commission Expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

DR1 7108551BQC10101060?

EXHIBIT A

Legal Description:

Tax Id Number(s): 08208027800

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4 OF THE PLAN OF HART'S ADDITION, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 57, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel Identification Number: 08208027800
Commonly Known As: **706 McFerrin Ave., Nashville, TN 37206-3524**

Being the same property conveyed to Stephen K. Rose and Jessica N. Rose, Trustees of the dated March 27, 2017, by deed dated April 22, 2020 of record in Deed Instrument/Case No. 20200911-0103752, in the County Clerk's Office

DR1 71085518QC10101070

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 9/15/2021 (date of document).

Affiant Signature

Sep 16, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of September, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026