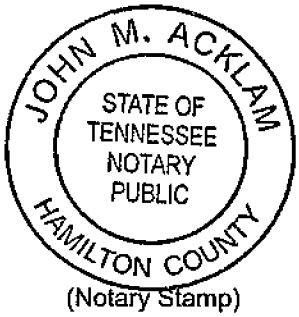
Karen Johnson Davidson County
Batch# 762390 DEEDQC
11/29/2021 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0157308



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Hamilton

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

Affiant

Subscribed and sworn to before me, this 10 day of November, 2021.

Notary Public

My commission expires: 3/22/2025

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

## QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Andrew Rosen** | New Owner | **120-09-0-037.00** |
| **511 Glenpark Drive** | | |
| **Nashville, TN 37217** | | |

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, **Daniel Kurt Rosen and Lisa Ann Szczukowski, husband and wife** (hereinafter the "Grantor"), hereby quitclaim and convey to **Andrew Rosen, an unmarried man** (hereinafter the "Grantee"), his heirs and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

BEING Lot No. 5A6 on the Plan of Glengarry Park Section Five-A of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a point in the Northerly margin of Glenpark Drive, at the corner of Lots 5A5 and 5A6; thence with the line between said lots Northwesterly 165.2 feet, more or less, to a point at the corner of the property conveyed to Metropolitan Government of Nashville and Davidson County; for the construction of a controlled access highway known as Briley Parkway, shown in the deed in Book 3545, Page 537; thence along the margin of said controlled access highway; Southwesterly 13 feet more or less to a point; thence Southeasterly 20 feet more or less to a point; thence Southwesterly 70 feet more or less to a point in the line between Lots 5A6 and 5A7; thence with the line between said lots Southeasterly 143.4 feet more or less to the Northwesterly margin of Glenpark Drive; thence with the margin of the same, Northeasterly 80 feet to the point of beginning.

BEING the same property conveyed to Daniel Kurt Rosen and Lisa Ann Szczukowski, husband and wife, and Andrew Rosen, an unmarried man, by Special Warranty Deed from SPH Property One LLC, a Delaware limited liability company, of record as Instrument No. 20191220-0131643, Register's Office for

Davidson County, Tennessee; the said Andrew Rosen now owns a 100% undivided interest in the subject property.

BEING also known as **511 Glenpark Drive, Nashville, TN 37217.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEROF I have hereunto set my hand this 10th day of November, 2021.

Daniel Kurt Rosen

Lisa Ann Szczukowski

**STATE OF TENNESSEE**
**COUNTY OF** Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel Kurt Rosen and Lisa Ann Szczukowski, the within named bargainor, to me known (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 10th day of November, 2021.

Notary Public
My Commission Expires: 3/22/2025

JOHN M. ACKLAM
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

LTC File 21-000418-528

**Tennessee Certification of Electronic Document**

I, John L. Bibb, 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 November 10, 2021 (date of document).

Affiant Signature

November 22, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

