Karen Johnson Davidson County
Batch# 771709 DEEDQC
12/10/2021 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211210-0164188

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2022

T-SB-P-21-1604

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow
2012 21st Ave S.,
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Woof and Quack, LLC	**New Owner**	
(NAME) **6110 Fire Tower Road**	(NAME)	**082-05-0D-002.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brian Rosman, a married man** hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **Woof and Quack, LLC, A Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property situated in Davidson County, Tennessee, being Unit No. 1604, Page Perry Condominiums, II, a Horizontal Property Regime with Private Elements, pursuant to the Tennessee Horizontal Property act, as shown on the Exhibit "B" to the Master Deed of record in Instrument No. 20050531-0060892, Amendment to Master Deed for Page Perry Condominiums, II of record in Instrument No. 20120628-0056586 and as Amendedand Restated in Instrument No. 20170712-0070105, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Brian Rosman, a married man** of record in 202107200097406, Register's Office for Davidson, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1604 5th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 15th day of July, 2021.

Brian Rosman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said county and state, the within name **Brian Rosman,** with whom I am personally aquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and offical seal, this 15th day of July, 2021.

Notary Public
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

Return to:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 July 15, 2021 (date of document).

Brian Mitchell

Affiant Signature

Date 12/02/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2021.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

