Karen Johnson Davidson County
Batch# 784660 DEEDWARR
01/05/2022 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0001657

# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY: | | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $ -0-.<br>Nicolette Cole<br>Affiant<br>Subscribed and sworn to before me, this the 16th day of December, 2021<br>Notary Public<br>My commission expires:_____ |
|---|---|---|
| Logos Realty Closing Services, Inc.<br>301 S Perimeter Park Dr., Ste. 214<br>Nashville, TN 37211 | JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2023 | |

| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
|---|---|---|
| **CTINC, LLC** | **CTINC, LLC** | 069-04-0-103.00 |
| **1919 15th Ave North<br>Nashville, TN 37208** | **1919 15th Ave North<br>Nashville, TN 37208** | |

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **DEQUANDRAELL MONTEZ ROSE, UNMARRIED** hereinafter called "Grantor", does hereby transfer and convey **CTINC, LLC,** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot(s) 197, as shown on the map entitled Haynes Park, Section 1, of record in Plat Book 4300, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to JAMES E. ROSE AND WIFE, MARTHA A. ROSE, by deed from CLAUDE E. AKINS AND WIFE, DORIS J. AKINS, of record in Book 7715, Page 233, dated November 28, 1988, said Register's Office.**

**JAMES. E. ROSE having since died on or about March 19, 2015, leaving Martha A. Rose as surviving tenant by the entirety.**

**Martha A. Rose having since died on or about November 30, 2020 leaving her Heirs as Law Stephen D. Rose, Jewell M. Kesse, Sharon D. Patton, Angela Robinson and Necole L. Rose, said property.**

**See Heirship Affidavit in Instrument No. 20210126-0011750 and Instrument No. Instrument No. 20210126-0011751, said Register's Office.**

**Being the same property conveyed to DEQUANDRAELL MONTEZ ROSE by quitclaim deed of record in Instrument No. 202101260011752, said Register's Office.**

**This is improved property known as 105 Haynes Park Drive, Nashville, TN 37218**

Executed by my hand this the 16th Day of December, 2021.

**DEQUANDRAELL MONTEZ ROSE**

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **DEQUANDRAELL MONTEZ ROSE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein.

Witness my hand and Official Seal this the 16 Day of December, 2021

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

**Please return to**
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

## Certificate of Authenticity

I, Maxine Rucker , do hereby make an 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 12/20/21

Name: Maxine Rucker
Title: Closing Agent
Date: 12/20/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 07/14/2021:

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023