Karen Johnson Davidson County
Batch# 784796 DEEDQC
01/05/2022 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220105-0001830

PREPARED BY:

Robert J. Hazard, Esq.
Gullett Sanford
Robinson & Martin pllc
150 Third Avenue South, Ste. 1700
Nashville, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Tatia Rose
AFFIANT

Subscribed and sworn to before me on this day, December 28th, 2021.

Notary Public

My Commission Expires: 11/12/2024

JESSICA GABRIEL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY My Commission Expires 11-12-2024

New Owner Address:
Tatia Rose, Trustee
1718 14th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Same

Map-Parcel Number
081-11-0-425.00

QUITCLAIM DEED

Tatia Rose, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Tatia Josephine Rose (a/k/a Tatia Rose Cooke), Trustee of The Tatia Josephine Revocable Living Trust dated June 16, 2015** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

860963.1/020211287

WITNESS my hand on this day, December 28, 2021.

Tatia Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tatia Rose** 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 as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 28, 2021.

Notary Public

My Commission Expires: 11/12/2024

Notary's Seal

JESSICA N GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-12-2024

860963.1/020211287

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of T. D. McGavock and others plan, called the Addition to the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 195 fronts 100 feet on the Easterly side of Fourteenth Avenue North, formerly Alberta Avenue, and extends Eastwardly between parallel lines 170 feet to an alley.

Being the same property conveyed to Tatia Rose, unmarried, by Warranty Deed from CGM, Inc., a Wisconsin corporation, of record in Instrument No. 20211117-0153068 Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 1718 14th Avenue North, Nashville, Tennessee 37208.

True Copy Certification

I, Robert J. Hazard, Esq., 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 December 28, 2021.

Affiant Signature

Date: December 30, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Robert J. Hazard, Esq. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, December 30, 2021.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8. 2022

860963.1/020211287