THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
CAROLYNE TIMMONS and
KATHRYN ELISE ROSA
800 Bay Cove Ct.
Nashville, TN 37221

Send Tax Bill to:
New Owner

Map/Parcel Number
141-11-0A-055.00 CO

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 5 day of January, 2021.

Notary Public

My Commission Expires:

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-202

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAROLYNE TIMMONS FKA CAROLYN T. ROSA AND KATHRYN ELISE ROSA, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **CAROLYNE TIMMONS AND KATHRYN ELISE ROSA, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 800 Bay Cove Ct. Nashville, TN 37221.

Karen Johnson Davidson County
Batch# 829310 DEEDQC
03/28/2022 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220328-0035131

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of December, 2021.

Carolyne Timmons
CAROLYNE TIMMONS CAROLYN T. ROSA

Kathryn E Rosa
KATHRYN ELISE ROSA

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 CAROLYNE TIMMONS FKA CAROLYN T. ROSA and KATHRYN ELISE ROSA the Grantor, with whom I am personally acquainted, (or proved 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 official seal this 27 day of December, 2021.

My commission expires: 05-05-2025 Notary Public

BRAD ALLEN CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, Pages 184 and 185, and amended in Book 5575, Page 654, said Register's Office.

Said Lot No. 155, which is a corner lot, fronts 71.30 feet on the southerly margin of Bay Cove Trail and fronts 81.32 feet on the easterly margin of Bay Cove Court, said frontages being joined by a curve having a length of 39.27 feet and extends back 142.74 feet on the southeasterly line and 155.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to John A. and Carolyn T. Rosa, by deed dated 03/28/1991, from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8321, page 879, Register's Office for said County.

Being the same property conveyed Carolyn T. Rosa And Kathryn Elise Rosa, by quitclaim deed dated 11/11/2021, from John A. Rosa, II., of record in instrument number 20211202-0160094, Register's Office for said County.

Being also known as 800 Bay Cove Court, Nashville, TN 37221.

202203280035131

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-27-21.

Affiant Signature

3-2-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 2 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY