Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John Bennett Rosen and Ashley Dale Rosen, Co-Trustees 4432 East Brookfield Ave Nashville, TN 37205	**130-13-0-046.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John Rosen and wife, Ashley Rosen, as tenants by the entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **John Bennett Rosen and Ashley Dale Rosen, Co-Trustees of The Rosen Family Revocable Trust dated May 26th, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4432 East Brookfield Avenue, Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 877792 DEEDQC
06/24/2022 02:53:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220624-0072701

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 26 day of May, 2022.

Notary Public
My Commission Expires: 7/7/25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

John Rosen and John Bennett Rosen being one and the same person. Ashley Rosen and Ashley Dale Rosen being one and the same person.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 26th day of May, 2022.

JOHN ROSEN

ASHLEY ROSEN

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 **John Rosen and Ashley Rosen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 26 day of May, 2022.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 28 on the Consolidation Plat of 4432 East Brookfield, of record in Plat Instrument No. 20041220-0150823, corrected in Instrument No. 20050324-0032321, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Rosen and wife, Ashley Rosen (as tenants by the entirety) from George S. Bryan, Jr. and wife, Deborah S. Bryan, by warranty deed filed for record on May 13, 2013, Instrument Number 20130613-0060419, Register's Office for Davidson County, Tennessee.