Karen Johnson Davidson County
Batch# 919665 DEEDQC
09/21/2022 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220921-0105036

Name and Address of New Owner:
Kathryn Elizabeth Madewell
203 Point East Drive
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 082-08-0-168

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rosemary Partners, LLC, a Tennessee Limited Liability Company,** "the Grantor," convey and quitclaim unto **Kathryn Elizabeth Madewell,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 176 of Block 1 on the plan of F.O. Beasley's McFerrin Addition to East Nashville, of record in Book 57, page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. I i Said Lot No. 176 fronts 50 feet on the westerly side Myrtle Street and runs back between parallel lines, 150 feel to an alley.

Being the same property conveyed to Capital Homes, LP by Warranty Deed of M-Pulse Properties, LLC of record in Instrument No. 20110310-0018970, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Rosemary Partners, LLC, by Quitclaim Deed from Capital Homes, LP, dated December 21, 2012, and recorded in Instrument No. 20121231-0120482, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Elizabeth Madewell a 2% unvidided interest, by Quitclaim Deed from Rosemary Partners, LLC, a Tennessee limtied liability company, of record in Instrument No. 20220802-0087703, Register's Office for Davidson County, Tennessee.

Property Address: 406 Myrtle St. Nashville, TN 37206

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21 day of September, 2022.

Rosemary Partners, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Jason Dodge, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Christina Wilbert of the state and county mentioned, personally appeared Jason Dodge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Rosemary Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Jason Dodge as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 21 day of September, 2022.

Notary Signature

Printed Name: Christina Wilbert

My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of September, 2022.

Notary Signature
My commission expires: 1-6-2025

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 9-21-2022 (date of document).

Affiant Signature

9-21-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of September, 2022.

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL