Karen Johnson Davidson County
Batch# 944658 DEEDQC
11/23/2022 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221123-0124134

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
900 South Gay Street, Suite 1700
Knoxville, Tennessee 37902

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Scott Rouse 346 Elmington Avenue, Unit 19 Nashville, TN 37205-2504	Same	104100C01900CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARILYN W. ROUSE, unmarried widow ("Grantor"), hereby quitclaims and conveys to JAMES SCOTT ROUSE, a married individual, his successors and assigns, all of my interest in the property in Davidson County, Tennessee described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 4th day of ~~September~~ October, 2022.

X
MARILYN W. ROUSE

JILL A. GHODRAT
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY

STATE OF TENNESSEE
COUNTY OF ANDERSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Marilyn W. Rouse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 4th day of ~~September~~ October, 2022.

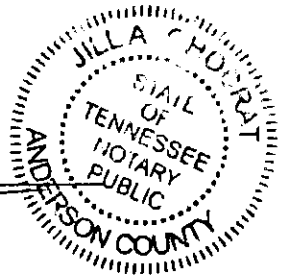
My Commission expires:
1-29-2023

Jill A. Ghodrat
Notary Public

STATE OF TENNESSEE

COUNTY OF ANDERSON

The actual consideration for this transfer is $0.



~~Affiant~~

Subscribed and sworn to before me, this 4th day of ~~September~~ October, 2022.

Notary Public

My Commission Expires: 1-29-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B-19 on the Plan of 2nd Revised Plan of Elmington Condominium of record in Plat Book 4660, page 60, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by Master Deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, in said Register's Office.

Being the same property conveyed to Marilyn W. Rouse, by deed from Peter Stuart Richard Harmer and wife, Christine C. Harmer, of record in Book 9941, page 126, in said Register's Office.

This conveyance is made subject to: (1) 2022 Taxes; (2) Restrictions of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265; (3) By-Laws of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258 and in Book 5516, page 302; (4) Charter of record in Book 4790, page 686; (5) Agreement of record in Book 4728, page 411; (6) all matters appearing on the Plan of record in Plat Book 4660, page 60, said Register's Office; and (7) all other matters of record.

Certificate of Authenticity

I, JAMES SCOTT ROUSE, 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 11/04/22.

Date

Affiant ~~Signature~~

11·4·2022

Date

State of Tennessee

County of Anderson

Sworn to and subscribed before me this 4th day of November, 2022.

Notary's Signature

My Commission Expires: 1-29-2023

Date

Notary's Seal (if on paper)

JILL A. GHODRAT
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY