QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 965532 DEEDQC
01/30/2023 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006771

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of _____, 2022.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Wayne Rose and Dana Rose	SAME AS NEW OWNER	096100066.00
(NAME) 2920 Teakwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carlynne Foster, Anthony Wayne Rose, Shelby Nichole Journey and Adam Scott, heirs of the Estate of Ernest C. Rose,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Anthony Wayne Rose and Dana Rose, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 223, as shown on the map entitled Cloverhill, Section No. V, of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ERNEST C. ROSE AND WIFE, ELIZABETH M. ROSE, by deed from GEORGE STOREY AND WIFE, GRETCHEN STOREY, of record in Book 3943, page 19, dated October 1, 1965, said Register's Office. Pursuant to the Final Divorce Decree of record in Docket No. 92099, in the Fourth Circuit Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument 202301300006770 said Register's Office, Elizabeth N. Rose was divested of her interest in said property. Elizabeth M. Rose and Elizabeth N. Rose being one and the same person.

To create a tenancy by the entirety, ERNEST C. ROSE conveyed said property to ERNEST C. ROSE AND WIFE, SHIRLEY A. ROSE, by Quitclaim Deed of record in Book 8317, page 948, dated March 22, 1991, said Register's Office. SHIRLEY A. ROSE died on or about January 8, 2010, leaving ERNEST C. ROSE as the surviving tenant by the entirety. For further reference, see Quitclaim Deed of record as Instrument No. 20100225-0014328, said Register's Office.

ERNEST C. ROSE died intestate on or about March 16, 2022, leaving CARLYNNE FOSTER, ANTHONY WAYNE ROSE, SHELBY ~~NICHOLE~~*JOURNEY AND ADAM SCOTT, as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20220516-0055887, said Register's Office. *Nicole

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 0 Carey Road, Hartsville, TN 37074

Witness my hand this 20th day of January, 2023.

Carlynne Foster

Anthony Wayne Rose

Shelby ~~Nichole~~ Journey
Nicole

Adam Scott

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlynne Foster, Anthony Wayne Rose, Shelby ~~Nichole~~ Journey and Adam Scott, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. *Nicole

Witness my hand and official seal this 20th day of January, 2023.

Notary Public
My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-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 1/20/23.

Date

Celia Stewart Rouse

Affiant Signature

1/20/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY