QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 993219 DEEDQC
04/18/2023 03 03 05 PM 2 pgs
Fees. $12 00 Taxes $0 00

20230418-0028561

AJ-QCD-23-3910-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mark Ross	**New Owner**	**07301026400**
(NAME)	(NAME)	
3910 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS QUITCLAIM DEED IS RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARK ROSS AND JENNA ROSS, HUSBAND AND WIFE, AND HUGH ALLAN ROSS, JR. ("GRANTORS")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK ROSS AND JENNA ROSS, HUSBAND AND WIFE, AND HUGH ALLAN ROSS, JR., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 22 AND 23 ON THE PLAN OF B. E. WOODARD'S SUBDIVISION OF A PART OF THE W. J. TUNE LAND OF RECORD IN BOOK 974, PAGE 94, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARK ROSS AND JENNA ROSS, HUSBAND AND WIFE, AND HUGH ALLAN ROSS, JR., A MARRIED MAN, BY WARRANTY DEED FROM LINDA R. ARNOLD AND DAVID M. ROEHRIG, SUCCESSOR CO-TRUSTEES OF THE WILLIAM B. ROEHRIG, JR'S LIVING TRUST U/T/D APRIL 8, 1993, AS AMENDED ON MAY 14, 2020, OF RECORD IN INSTRUMENT NO. 20230412-0026953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as. **3910 Moss Rose Drive, Nashville, Tennessee 37216.**

Witness our hands this the 7 day of Apr, 2023.

MARK ROSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK ROSS**, the within named bargainor, 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 the 7 day of Apr, 2023.

Notary Public

My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

JENNA ROSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNA ROSS**, 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 and official seal, this the 7 day of Apr, 2023.

Notary Public

My Commission Expires·

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

HUGH ALLAN ROSS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HUGH ALLAN ROSS, JR.**, the within named bargainor, 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 the 7 day of Apr, 2023.

Notary Public

My Commission Expires.

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024