QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

AJ-QCD-23-3910-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 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**	**07301029000**
(NAME)	(NAME)	
3910 A Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTORS")

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

MARK ROSS AND JENNA ROSS, HUSBAND AND WIFE ("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 NO. 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 A PORTION OF THE SAME PROPERTY CONVEYED TO MARK ROSS AND JENNA ROSS, HUSBAND AND WIFE, AND HUGH ALLAN ROSS, JR., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM MARK ROSS AND JENNA ROSS, HUSBAND AND WIFE, AND HUGH ALLAN ROSS, JR., AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20230418-0028561, 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*****

Karen Johnson Davidson County
Batch# 998557 DEEDQC
05/02/2023 12:25:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230502-0032485

This is **improved** property known as: **0 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