Karen Johnson Davidson County
Batch# 1015017 DEEDQC
06/14/2023 01:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230614-0045413

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11.02.2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2023.

Notary Public

My Commission Expires: 11/2/23

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Attie Vernon Rose, Trustee 4116 Estes Road Nashville, Tennessee 37215	SAME	116 16 0A 003.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Attie Vernon Rose**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Attie Vernon Rose, Trustee of the Attie Vernon Rose Living Trust, established by the Revocable Trust Agreement of Attie Vernon Rose dated June 6, 2023**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of June, 2023.

Attie Vernon Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Attie Vernon Rose, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of June, 2023.

My Commission Expires: _____

CHARLES GIBSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee being Unit No. 2-A of "The Garden" a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 224 and further set out in Exhibit "B" to the Master Deed in Book 5810, page 168, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to A. Vernon Rose by deed from Dianne S. Olive and spouse, John Terry Olive, of record as Instrument No. 20070629-0078125, Register's Office for Davidson County, Tennessee.

Attie Vernon Rose and A. Vernon Rose are one and the same person.

This conveyance is subject to: Current year's State and County taxes, which have been assumed by the Grantee; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 224 and further set out in Exhibit "B" to the Master Deed of record in Book 5810, page 168, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Agreement for dedication of easement for private sanitary sewer service line of record in Book 5797, page 371, said Register's Office. The provisions of the condominium Master Deed of record in Book 5537, page 793, Book 5810, page 168, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property known as 4116 Estes Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6/6/23.

6/6/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of June, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

