QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1033801 DEEDQC
08/02/2023 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230802-0059682

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Joshua Rossman, Tamara Rossman, and Zachary Miles Rossman (NAME)	**NEW OWNER** (NAME)	**061-03-0E 306.00**
4810 Gallatin Pike #306 Nashville, TN 37216 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of July, 2023, the undersigned, **JOSHUA ROSSMAN AND TAMARA ROSSMAN, HUSBAND AND WIFE**, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and quitclaim to **JOSHUA ROSSMAN AND TAMARA ROSSMAN, HUSBAND AND WIFE, AND ZACHARY MILES ROSSMAN, AN UNMARRIED MAN, WITH RIGHTS OF SURVIVORSHIP BETWEEN ALL THREE PARTIES,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **4810 GALLATIN PIKE #306, NASHVILLE, TENNESSEE 37216** and more particularly described as follows:

Land in Davidson County, TN, Described as Follows to-wit:

Being all of Unit 306, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766, as amended in Instrument No. 20230221-0012200 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Joshua Rossman and Tamara Rossman, husband and wife, by Warranty Deed from Avery 306, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20230315-0018655, in the Register's Office of Davidson County, Tennessee, dated March 10, 2023, and recorded on March 15, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 31 day of July, 2023.

GRANTOR: JOSHUA ROSSMAN

GRANTOR: TAMARA ROSSMAN

STATE OF Pennsylvania)
COUNTY OF Chester)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JOSHUA ROSSMAN,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31 day of July, 2023.

Lisa M. Cline
Notary Public

7/24/2024
My Commission Expires

STATE OF Pennsylvania)
COUNTY OF Chester)

Personally, appeared before me, a Notary Public of the aforesaid authority, **TAMARA ROSSMAN,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 31 day of July, 2023.

Lisa M. Cline
Notary Public

7/24/2024
My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 31, 2023.

Affiant Signature

7/31/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of July, 2023.

Notary Public

Notary's Seal:

