Karen Johnson Davidson County
Batch# 1067995 DEEDQC
11/02/2023 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231102-0085957

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 26th day of October, 2023. Notary Public My Commission Expires: 11/2/26
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
THE JM ROZAR TRUST 402A Theresa Avenue Nashville, TN 37205	New Owner	104-01-0D-001.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENAE MARIE ROZAR, AN UNMARRIED WOMAN** ("Grantor"), by these presents, does hereby quitclaim and convey unto **THE JM ROZAR TRUST** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, on the Horizontal Property Regime for Theresa Townhomes, as recorded in the Master Deed of record in Instrument No. 20070418-0046425, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jenae Marie Rozar, an unmarried woman by deed from Lavenia M. Tyler and Alexandria Tyler Wilhite as joint tenants with right of survivorship, of record as Instrument No. 20211005-0133578, dated October 05, 2021, said Register's Office.

This is improved property known as: **402A Theresa Avenue Nashville, TN 37205**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Signature on Following Page]

Witness my hands this 26 day of October, 2023, the bargaining party, having cause my name to be signed hereto on said day and date.

JENAE MARIE ROZAR

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENAE MARIE ROZAR**, the within named 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 official seal at office this 26th day of October, 2023.

Notary Public
My Commission Expires: 11/2/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/26/2023** (date of document).

Affiant Signature

10/26/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **OCTOBER**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

