Karen Johnson Davidson County
Batch# 1082951 DEEDQC
12/18/2023 09:18:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20231218-0097177

**This Instrument Prepared By**
**and after recording return to:**
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood, Attorney
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

# QUITCLAIM DEED

| *Name/Address of New Owners:* | *Send Tax Bills To* |
|---|---|
| Rosemary Holdings, LLC<br>c/o Connor R. Lafayette<br>5301 Indiana Avenue<br>Nashville, Tennessee 37209 | Same |
| *Tax Map Parcel No.:* 106-13-1C-001.00-CO | |

**FOR AND IN CONSIDERATION** the receipt and sufficiency of which are hereby acknowledged, we, **CONNOR R. LAFAYETTE and GREGORY P. LAFAYETTE** (collectively the "Grantor"), hereby quitclaim and convey unto **ROSEMARY HOLDINGS, LLC, a Tennessee limited liability company,** its successors and or assigns (the "Grantee"), all of our right, title and interest in and to a certain property in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property located at 2014 Rosemary Lane, Nashville, TN 37210.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steven K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steven K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 2 day of November, 2023.

**CONNOR R. LAFAYETTE**

**GREGORY P. LAFAYETTE**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **Connor R. Lafayette,** 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of_____, 2023.

See attached

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **Gregory P. Lafayette**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of _____, 2023.

See attached

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 18 day of December, 2023.

NOTARY PUBLIC

My Commission Expires:
3/9/27

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027



4868-6345-2044

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2014 Rosemary Lane, A Horizontal Property Regime with Private Elements of record as Instrument No. 20191209-01268883 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Noro GP by Warranty deed from Anthony Morris Holcomb, a single man of record in Instrument No. 20161019-0110310 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 19, 2016.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191209-0126883, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191219-0131212, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4259, Page 961, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to **Connor R. Lafayette and Gregory P. Lafayette** by deed from Noro GP, a Tennessee general partnership, Instrument No. 20201105-0129965, Register's Office for Davidson County, Tennessee.

**CALIFORNIA JURAT WITH AFFIANT STATEMENT** **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

*Signature of Document Signer No. 1* *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 2nd (*Date*) day of November (*Month*), 2023 (*Year*)
by
(1) Gregory P. Lafayette
(and (2) n/a ),
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TRACY A. CHEFFER
Notary Public - California
Contra Costa County
Commission # 2461913
My Comm. Expires Sep 1, 2027

Signature Tracy A. Cheffer
*Signature of Notary Public*

*Seal*
*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

**Title or Type of Document:** Quitclaim Deed **Document Date:** _____

**Number of Pages:** _____ **Signer(s) Other Than Named Above:** _____

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**CALIFORNIA JURAT WITH AFFIANT STATEMENT** **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

*Signature of Document Signer No. 1* *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 2nd (Date) day of November (Month), 2023 (Year)
by (1) Connor R. Lafayette
(and (2) n/a ).
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TRACY A. CHEFFER
Notary Public - California
Contra Costa County
Commission # 2461913
My Comm. Expires Sep 1, 2027

Signature Tracy A. Cheffer
*Signature of Notary Public*

*Seal*
*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Contra Costa )

On November 2, 2023 *Date* before me, Tracy A. Cheffer, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Gregory P. Lafayette *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TRACY A. CHEFFER
Notary Public - California
Contra Costa County
Commission # 2461913
My Comm. Expires Sep 1, 2027

Signature Tracy A Cheffer
*Signature of Notary Public*

*Place Notary Seal Above*

***OPTIONAL***

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Quitclaim Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Contra Costa )

On November 2, 2023 *Date* before me, Tracy A. Cheffer, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Connor R. Lafayette *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tracy A. Cheffer *Signature of Notary Public*

TRACY A. CHEFFER
Notary Public - California
Contra Costa County
Commission # 2461913
My Comm. Expires Sep 1, 2027

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Quitclaim Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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**Tennessee Certification of Electronic Document**

I, Steven K. Wood, 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 11/02/2023 (date of document).

Affiant Signature

12/18/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027