Karen Johnson Davidson County
Batch# 1084419 DEEDQC
12/20/2023 01:18:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20231220-0098193

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF MADISON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 8th day, December, 2023.

Notary Public

My Commission Expires: 6/27/2023

MICHAEL BIRMINGHAM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MADISON MY COMM. EXP. JUNE 27, 2027

New Owner Address:
Rock Rose Trust
303 Criddle Street, #410
Nashville, TN 37219

Send Tax Bills To:
Same

Map-Parcel Number:
082 13 0G 410.00

QUITCLAIM DEED

David Alan Greene and Catherine M. Greene, husband and wife, (collectively, "Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Rock Rose Trust, dated November 20, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December** 8TH, **2023**.

David Alan Greene

Catherine M. Greene

STATE OF TENNESSEE)
COUNTY OF Madison)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David Alan Greene and Catherine M. Greene**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 8, 2023.

Notary Public

My Commission Expires: 6/27/2023

MICHAEL BIRMINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON
MY COMM. EXP. JUNE 27, 2023

EXHIBIT A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410, as specified on the Plat shown on the First Amendment to the Master Deed, on the Plan of Harrison Square Condominium, Phase II, a Horizontal Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase 11, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to David Alan Greene and Catherine M. Greene, husband and wife, from Arthur Owen Lindaman, ill and Judith Lindaman, husband and wife, by deed of record in Instrument No. 20220323-0033395, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 303 Criddle Street, #410, Nashville, TN 37219.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 December 8, 2023.

Affiant Signature

12/20/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
December 20, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027