Karen Johnson Davidson County
Batch# 1101325 DEEDQC
02/15/2024 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240215-0010443

Prepared from Information supplied by the parties

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Rose Blossom Trust
1712 B Neal Terrace
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map and Parcel No.
105100A31300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mandelyn Monchick, unmarried woman**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Rose Blossom Trust dated February 14, 2024** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-18 of the Beechtree Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Beechtree Condominiums, of record in Book 11174, Page 284, and as amended by First Amendment, of record in Book 11680, Page 193, and further amended in Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, 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 Beechtree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to **Mandelyn Monchick, unmarried woman**, by Warranty Deed dated March 15, 2018, from **Jane Zerface, a married woman**, recorded in Instrument No. 20180321-0026785, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **2020 Beech Ave., C18, Nashville, TN 37204.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 14th day of February 2024.

Mandelyn Monchick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mandelyn Monchick**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 14th day of February 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 14, 2024.

Affiant Signature

February 14, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of February 2024.

Notary's Signature

My Commission Expires: 9/23/24

Notary's Seal:

