QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 1106221 DEEDQC
02/29/2024 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240229-0013971

File No.: RES-23-1106-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/04/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/27
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindful Home Solutions II, LLC and Rosy, LLC	NEW OWNER	Property 1: 082 04 0 012.00
(NAME)	(NAME)	
707 Main Street Nashville, TN 37206	(SAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROSY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **MINDFUL HOME SOLUTIONS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ROSY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
Land in Davidson County, Tennessee, being the Southerly 22 feet of Lot No. 135 and the northerly 18 feet of Lot No. 136, on the Plan of Oakwood Park, as of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 135 and 136 fronts together 40 feet on the westerly side of North 6th Street and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Rosy, LLC, a Tennessee Limited Liability Company, from Robert A. Young, unmarried and Vanessa M. Young, married, by Warranty Deed dated December 4, 2023, recorded December 5, 2023, in Instrument No. 20231205-0093798, in the Register's Office of Davidson County, Tennessee.

This is **improved** property, known as 1106 North 6th Street, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my/our hand(s) this 27th day of February, 2024.

Rosy, LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON THIS 27th DAY OF February, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ADAM G. LAFEVOR, KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON OR PERSON(S) DESCRIBED IN, AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF ROSY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, THE WITHIN NAMED BARGAINOR, AND THAT HE/SHE AS SUCH AUTHORIZED AGENT EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

WITNESS MY HAND, AT OFFICE, THIS 27th DAY OF February, 2024.

Commission expires: 10/31/27

_____
Notary Public

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-1106-CL

Certificate of Authenticity

I, Tiffany Rooker, 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 February 29, 2024.

Tiffany Rooker
Affiant Signature

2/29/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

