Karen Johnson Davidson County
Batch# 1122681 DEEDQC
04/15/2024 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240415-0026458

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS, PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald L. Hines and Rugenia Russo Hines, Co-Trustees of the Hines Community Property Trust 831 Roseview Drive Nashville, TN 37206	Ronald L. Hines and Rugenia Russo Hines, Co-Trustees 831 Roseview Drive Nashville, TN 37206	084 01 0 098.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RONALD L. HINES and RUGENIA R. HINES (a/k/a Rugenia Russo Hines), husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to RONALD L. HINES AND RUGENIA RUSSO HINES, CO-TRUSTEES OF THE HINES COMMUNITY PROPERTY TRUST, their successors and assigns in trust, with full power to convey, sell, mortgage, lease or otherwise encumber the said property without the joinder or consent of any beneficiary, all of the Grantor's right, title and interest in and to the property described on Exhibit A hereof.

This is property known as 831 Roseview Drive, Nashville, Tennessee 37206.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18th day of March, 2024.

Ronald L Hines
RONALD L. HINES

Rugenia R. Hines
RUGENIA R. HINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, RONALD L. HINES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18TH day of MARCH, 2024.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, RUGENIA R. HINES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18TH day of MARCH, 2024.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

37466728.1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2024.

Notary Public
My Commission Expires: NOV. 6, 2024



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rose Estates, Section 1 as of record in Plat Book 3600, page 37, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald L. Hines and Rugenia R. Hines by Warranty Deed of record in Instrument No. 00006266-0000247, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lucretia Albert, 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 March 18, 2024.

Date

Lucretia Albert

Affiant Signature

04/03/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of April, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202404150026458