Karen Johnson
Batch # 1128075
04/29/2024 10:53:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240429-0030911

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED
FOR PURPOSES OF CONSOLIDATING TWO PARCELS

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	old MAP & PARCEL NO:
John Ambrose 2641 Solon Drive Nashville, TN 37206	New Owner	084-01-0R-001.00CO & 084-01-0R-002.00CO Previously 084-01-0-177.00

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, **John Ambrose** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **John Ambrose** (hereinafter called the GRANTEE), his heirs and assigns, all of my rights, title and interests in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Rosebank Terrace, Section II, as of record in Plat Book 5210, page 31m Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Growing Up, Growing Old, LLC, a Tennessee Limited Liability Company by Warranty Deed from John C. Turner, unmarried man of record in Instrument No. 20210420-0052622 Register's Office for Davidson County, Tennessee, dated April 16, 2021, and recorded on April 20, 2021.

Being a portion of the same property conveyed to John Ambrose, a married man by Quitclaim Deed from Growing Up, Growing Old, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240105-0001224 Register's Office for Davidson County, Tennessee, dated January 5, 2024, and recorded on January 5, 2024.

Being the same property conveyed to John Ambrose, a married man by Quitclaim Deed from Growing Up, Growing Old, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20240201-0007227 Register's Office for Davidson County, Tennessee, dated January 31, 2024, and recorded on February 1, 2024.

The purpose for this conveyance is to consolidate two parcels previously identified as UNITS A and B of Homes at 2641 Solon Drive and described in the Declaration for Homes at 2641 Solon Drive, of record as Instrument No. 20230721-0056304, said Register's Office. The Declaration for Homes at 2641 Solon Drive was terminated by the TERMINATION AND RELEASE recorded as Instrument No. 20240201-0007228, said Register's Office.

The two parcels being combined had mailing addresses designated as 2641 and 2643 Solon Drive, Nashville, TN 37206. The combined parcel has a mailing address of 2641 Solon Drive, Nashville, TN 37206.

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

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hands this 22nd day of April, 2024.

GRANTOR:

John Ambrose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Ambrose**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2024.

My Commission expires: 3-3-26

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Carmen Coats

Subscribed and sworn to before me, this 22 day of ~~August~~ April, 2024.

NOTARY PUBLIC My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026