AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 573478113-81859048

Karen Johnson Davidson County
Batch# 1128857 DEEDQC
04/30/2024 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240430-0031196

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 082-08-0-278.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 24 day of April, 2024, by and between **Stephen K. Rose and Jessica N. Rose, Trustees of The Rose Trust dated March 27, 2017**, a mailing address of 706 McFerrin Avenue, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **706 McFerrin Ave, LLC**, a mailing address of 1831 12th Ave S, Ste 285, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT \"A\" FOR LEGAL DESCRIPTION

Also known as: 706 McFerrin Avenue , Nashville, TN 37206

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20211013-0137618, recorded on 10/13/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Trustee of The Rose Trust

Stephen K. Rose, Trustee of The Rose Trust

Trustee of the Rose Trust.

Jessica N. Rose, Trustee of The Rose Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Stephen K. Rose and Jessica N. Rose, Trustees of The Rose Trust, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 24th day of April, 2024

Notary Public
My Commission expires: 03/03/2025

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant
Stephen Rose, Trustee of The Rose Trust

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 24th day of April, 2024.

Notary Public
My Commission Expires: 03/03/2025

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

706 McFerrin Ave, LLC
1831 12th Ave S, Ste 285
Nashville, TN 37203

Name and address of property owner:

706 McFerrin Ave, LLC
1831 12th Ave S, Ste 285
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4 OF THE PLAN OF HART'S ADDITION, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 57, PAGE 129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

APN: 082-08-0-278.00

PROPERTY COMMONLY KNOWN AS: 706 McFerrin Avenue , Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 4/24/2024 . [date of document]

Affiant Signature

04/29/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 29TH day of APRIL , 2 024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025