This Instrument Prepared By:
Morgan Smith, Attorney
1222 16th Ave S, Suite 23
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1129976 DEEDQC
05/02/2024 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032062

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Timothy N. Rose of the County of Davidson and State of Tennessee for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quit claim, and convey unto Caycee Rose (formerly Caycee Hitt) all his right, title and interest in and to the following described real estate, to wit:

Located in Davidson County, Tennessee: Being Lot 4, SUMERSET FARMS, SECTION ONE, a Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 357, in the Registrar's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed recorded June 11, 2012 as Instrument Number 20120611-0050499 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 7033 Somerset Farms Drive, Nashville, TN 37221

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 1st day of February A.D., 20 24.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Timothy Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 1st day of February, 20 24.

NOTARY PUBLIC

My commission expires: 7-6-26

BROOKE A. USHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Also being the same property conveyed to Timothy N. Rose and Caycee Hitt by deed recorded on October 3, 2012 as Instrument Number 20121003-0090154 in the Register's Office of Davidson County, Tennessee.

Ward-Block-Parcel No.: 141070B004.00
Property Known as: 7033 Somerset Farms Drive, Nashville, TN 37221
Mail Tax Notice to: 7033 Somerset Farms Drive, Nashville, TN 37221
New Owner: Caycee Rose, formerly Caycee Hitt
7033 Somerset Farms Drive, Nashville, TN 37221

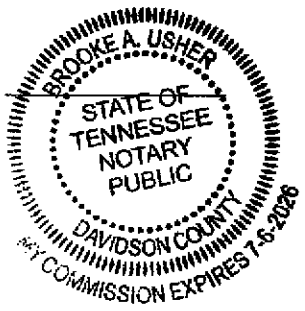
I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Final Decree of Divorce and is therefore exempt under TCA § 67-4-409(a)(3)(E).

AFFIANT

SWORN TO AND SUBSCRIBED before me this 1st day of February, 2024.

NOTARY PUBLIC

My commission expires:



Certificate of Authenticity

I, Morgan Smith, 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 1st, 2024.

Date

Affiant Signature

5/1/2024

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2024.

Notary's Signature

My Commission Expires: 5/20/2027

Date

Notary's Seal (if any)

ROBIN W. QUINDO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON