Karen Johnson Davidson County
Batch# 1130531 DEEDQC
05/03/2024 07:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240503-0032437

NEW OWNER:

Kassandra R. LaPointe 2024 Trust
Kathleen M. Kavanagh &
Julie J. Kavanagh, Trustees
1506-A Rosebank Ave
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map-Parcel: 073 13 0Z 001.00 CO

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JOHN E. KAVANAGH, III,** hereinafter called the Grantor, has quitclaimed to the **KASSANDRA R. LAPOINTE 2024 TRUST UTA dated January 17, 2024, Kathleen M. Kavanagh and Julie J. Kavanagh, Trustees,** hereinafter called the Grantee, all of his interest to its heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Protective Covenants Conditions and Restrictions for 1506 Rosebank Cottages, a Townhouse Planned Unite Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210416-0050818, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to John E. Kavanagh, III by Warranty Deed from Crystal Hill Jones, an unmarried person, and Melanie Meadows, an unmarried person, of record is Instrument 20230720-0055761, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1506-A Rosebank Avenue, Nashville, TN 37206.

WITNESS SIGNATURE(S) this 10th day of April, 2024.

JOHN E. KAVANAGH, III

STATE OF Maine
COUNTY OF Essex

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOHN E. KAVANAGH, III,** 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 and official seal at office, this 10 day of April 2024.

Notary Public

My commission expires: 2/20/26

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 10 day of April, 2024.

Notary Public

My commission expires: 2/20/26

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/10/24.

Date

Celia Stewart-Rouse

Affiant Signature

4/10/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of April, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY