Karen Johnson Davidson County
Batch# 1164863 DEEDQC
08/01/2024 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240801-0058395

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
David H. Roseman, Trustee David H. Roseman Trust 472 Red Sunset Court Brentwood, TN 37027	Pennymac Loan Services, LLC PO Box 514387 Los Angeles, CA 90051	181-06-0B-006.00-CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, David Howard Roseman (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to David H. Roseman, Trustee, and his successors in trust, of the David H. Roseman Trust dated June 27, 2024 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat Heights at Autumn Oaks, Phases 5 and 6 of record in Plat at Instrument No. 20200429-0044960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Howard Roseman, a single person, by Warranty Deed dated September 22, 2020, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20200924-0109557 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 472 Red Sunset Court, Brentwood, Tennessee 37027.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including the following:

1. Subject to all matters shown on the Plan of record as Instrument Number 20200429-0044960, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200617-0062783, Register's Office for Davidson County, Tennessee, but

omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Charter of The Heights of Autumn Oaks Homeowners Association, Inc of record in Instrument Number 20200616-0061907, in the Register's Office for Davidson County, Tennessee.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 27th day of June, 2024.

David Howard Roseman, Grantor

David Howard Roseman, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

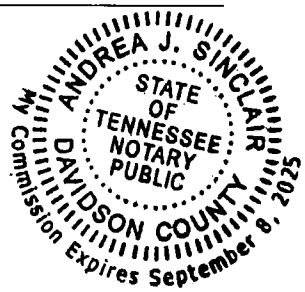
Before me, a Notary Public in and for the County and State aforesaid, personally appeared David Howard Roseman, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of June, 2024.

Andrea J. Sinclair

Notary Public

My Commission Expires: 9-8-2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)

David Howard Roseman, Affiant

David Howard Roseman, Affiant

Subscribed and sworn to before me this 27th day of June, 2024.

Andrea J Sinclair

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 June 27, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

Aug. 1, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: 7/7/25

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

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