Karen Johnson Davidson County
Batch # 1181790 DEEDQC
09/16/2024 09:58:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240916-0071179

This Instrument Prepared By:

David A. Roseberry
242 Hickorydale Drive
Nashville, Tennessee 37210

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The 2024 David A. Roseberry Revocable Trust 242 Hickorydale Drive Nashville, Tennessee 37210	Same.	094 12 0 009.00

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **DAVID A. ROSEBERRY**, by these presents does hereby quitclaim and convey unto **THE 2024 DAVID A. ROSEBERRY REVOCABLE TRUST, U/A DTD. SEPTEMBER 15, 2024**, all of his right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 242 Hickorydale Drive, Nashville, Tennessee 37210.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 15 day of September, 2024.

DAVID A. ROSEBERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes N. Baker, a Notary Public in and for said State and County, **DAVID A. ROSEBERRY**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Subscribed and sworn to before me, this 15 day of September, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

DAVID A. ROSEBERRY

Subscribed and sworn to before me, this 15 day of September, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Clovernook Subdivision, as of record in Book 2900, pages 51-52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David Roseberry and wife, Connie Roseberry by Quitclaim Deed from David Roseberry, of record in Instrument No. 20020603-0066562, Register's Office for Davidson County, Tennessee, and subsequently conveyed to David A. Roseberry by Quitclaim Deed from Connie L. Buford, formerly Connie L. Roseberry, of record in Instrument No. 20130303-0022423, said Register's Office for Davidson County, Tennessee.

This is improved property known as 242 Hickorydale Drive, Nashville, Tennessee 37210.