Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
Phillip J. Gerring
701 Rosebank Ave
Nashville, TN 37206

Send Tax Bills To:
SAME

Map & Parcel No.:
083 08 0 206.00

Karen Johnson Davidson County
Batch# 1240552 DEEDQC
02/25/2025 01:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250225-0013914

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, Philip J. Gerring ("Grantor") hereby quitclaim and convey unto Philip J. Gerring, a married man ("Grantee"), his heirs and assigns, all of our (my)(our) right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Units A and B, of The Plan of Meadow Rose Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20240308-0016348, as revised in Instrument Number 20240423-0029033, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20240308-0016348, as revised in Instrument Number 20240423-0029033, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip J. Gerring, single man, by Warranty Deed from Charles Matthew Pilkinton and Ashley Pilkinton, husband and wife, of record in Instrument Number 20160308-0022031, Register's Office for Davidson County, Tennessee.

This is improved property known as 701 Rosebank Avenue, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of February, 2025.

Philip J. Gerring

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25 day of February 2025, before me, the undersigned, personally appeared **Philip J. Gerring,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 25 day of February, 2025

NOTARY PUBLIC My Commission Expires: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **2/25/2025** (date of document).

Affiant Signature
Date **2/25/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **25** day of **February**, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY