Karen Johnson Davidson County
Batch # 1269139 DEEDQC
05/06/2025 09 39 56 AM 4 pgs
Fees $22 00 Taxes $0 00
20250506-0035134

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Rosedale Prime, LLC 4502 Dakota Avenue Nashville, TN 37209	New Owner	118030D00300CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **CHRIS FARRELL AND MIKE FARRELL** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **ROSEDALE PRIME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 3 of Homes at 550 Rosedale Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 550 Rosedale Avenue, a Horizontal Property Regime, of record in Instrument Number 20230117-0003724, 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.

Being the same property conveyed to Mike Farrell and Chris Farrell by Quitclaim Deed from Creative REI, LLC, a Tennessee limited liability company of record in Instrument No. 20230427-0030942 in the Register's Office for Davidson County, Tennessee.

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

This improved property known as 550 Rosedale Avenue #3, Nashville, TN 37211

Witness my hand this 29th day of April, 2025

MIKE FARRELL

CHRIS FARRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Mike Farrell, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29 day of April, 2025.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Chris Farrell, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this ____ day of _____, 2025.

Notary Public

Witness my hand this 29 day of April, 2025

MIKE FARRELL

CHRIS FARRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Mike Farrell, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this ____ day of _____, 2025.

Notary Public

My Commission Expires: _____

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Charleston

Before me, the undersigned notary public of ~~Davidson~~ Charleston South Carolina County, ~~Tennessee~~, personally appeared Chris Farrell, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 29 day of April, 2025.

ALEX RUMMEL
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES
10/9 033

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 27 day of _____, 2025.

_____
Notary Public

