This Instrument prepared by
and after recording return to:

Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Dayne P. Geyer
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1270846 DEEDQC
05/08/2025 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250508-0036190

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To:*
Connor R. Lafayette 5301 Indiana Avenue Nashville, Tennessee 37209	Same
Tax Map Parcel No.: 106-13-1C-001.00	

FOR AND IN CONSIDERATION, of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROSEMARY HOLDINGS, LLC, a Tennessee limited liability company** (collectively the "**Grantor**"), quitclaims and conveys unto **CONNOR R. LAFAYETTE and GREGORY P. LAFAYETTE** (collectively, the "**Grantee**"), as tenants in common, all of its right, title and interest in and to a certain property in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "**Property**"):

> This is improved property located at 2014 Rosemary Lane, Nashville, Tennessee 37210.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURE(S) ON FOLLOWING PAGE(S)]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of May, 2025.

GRANTOR:

ROSEMARY HOLDINGS, LLC
a Tennessee limited liability company

Connor R. Lafayette, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Kaitlyn Russell, of the state and county mentioned, personally appeared Connor R. Lafayette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be sole member of Rosemary Holdings, LLC, the within named bargainor, a limited liability company, and that, as such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as sole member.

WITNESS my hand, at office, this 7th day of May, 2025.

Kaitlyn Russell
NOTARY PUBLIC

My Commission Expires: May 9, 2026

(*seal*)

KAITLYN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

4912-0796-6522

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this 1 day of May, 2025.

NOTARY PUBLIC

My Commission Expires:
May 9, 2026

KAITLYN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

4912-0796-6522

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 2014 Rosemary Lane, A Horizontal Property Regime with Private Elements of record as Instrument No. 20191209-01268883 (the "**Declaration**") and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the appurtenant Limited Common Elements and an undivided percentage interest in the Common Elements (as those terms are defined in the Declaration).

Being the same property conveyed to Rosemary Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Connor R. Lafayette and Gregory P. Lafayette, Instrument No. 20231218-0097177, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, DAYNE GEYER, 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 MAY 7, 2025 (date of document).

Affiant Signature

MAY 7, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7 day of MAY, 2025

Notary's Signature

MY COMMISSION EXPIRES: 01-04-2027

NOTARY'S SEAL

