Karen Johnson Davidson County
Batch# 1271582 DEEDQC
05/09/2025 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250509-0036785

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 9, 2025.

Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

New Owner Address:
Tatia Josephine Rose
Revocable Living Trust
1914 Old Hickory Blvd
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
158 11 0 007.00

QUITCLAIM DEED

Tatia Rose, a single woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Tatia Josephine Rose Revocable Living Trust**, dated June 16, 2015 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May** 9, **2025**.

Tatia Rose

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Tatia Rose**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, **May** 9, **2025**.

Notary Public

My Commission Expires: _____

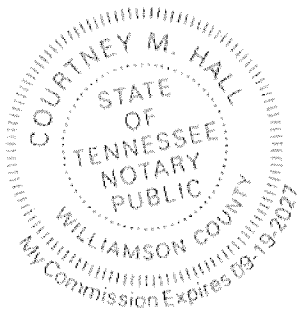


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Forrest Trails of record in Plat Book 3700, Page (s) 24 and 25, 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 Tatia Rose, a single woman, from Cecilia Ann Hughes, a single woman, by deed of record in Instrument No. 20160411-0034558, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to: 1) Matters shown on the Plan of record in Plat Book 3700, Page(s) 24 and 25, Register's Office for Davidson County, Tennessee, 2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8275, Page 973 and Book 8339, Page 290, in the Register's Office for Davidson County, Tennessee, and 3) Any and all existing easements and restrictions as shown of record not stated herein.

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

This property is commonly known as 1914 Old Hickory Boulevard, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 9, 2025.

Affiant Signature

5/9/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 9, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028