Karen Johnson Davidson County
Batch# 1306663 DEEDQC
08/07/2025 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250807-0062778

PREPARED BY:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of ~~July,~~ August 2025.

NOTARY PUBLIC
My Commission Expires: 7-6-26

DAVID B. FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

ADDRESS OF NEW OWNER:
Brandon Rumbley
203 Point East Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map & Parcel: 073-09-0235.00

CORRECTIVE QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Rosemary Partners, LLC, a Tennessee limited liability company,** Grantor, hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Brandon Rumbley,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Units A and B on the Plan of Townhomes At 2341 Cooper Terrace, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210304-0028399, 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 a part of the same property conveyed to Rosemary Partners, LLC, a Tennessee limited liability company by Warranty Deed from Becklea GP, a Tennessee general partnership dated April 27, 2017 and recorded April 27, 2017 in Instrument No. 20170427-0041678, Register's Office of Davidson County, Tennessee.

This Corrective Quitclaim Deed is made for the purpose of correcting the legal description in Quitclaim Deed of record in Instrument No. 20210305-0029306, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6th day of ~~July~~ August, 2025.

ROSEMARY PARTNERS, LLC

By: Robert McDonald
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Robert McDonald, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member (or other officer authorized to execute the instrument) of Rosemary Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th day of ~~July~~ August, 2025.

Notary Public

My Commission Expires: 7-6-26

STATE OF TENNESSEE NOTARY PUBLIC DAVID B. FERGUSON DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 06, 2025.

J. Carlton Drumwright

August 06, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 06, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY