Karen Johnson Davidson County
Batch# 1311812 DEEDQC
08/19/2025 03:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250819-0066387

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$--NONE--.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2025.

Notary Public

My Commission Expires:

SARAH CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Miriam Michael Rose 304 Woodmont Circle Nashville, TN 37205	SAME	11608004700

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anthony Allen Rose, Sr. and/or Anthony Allen Rose, Jr., Trustees of the Miriam Michael Rose Trust dated January 27, 2020,** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in

connection with the revocation and distribution of the Trust pursuant to the provisions of the Trust, hereby releases, remises and quitclaims unto **Miriam Michael Rose**, hereinafter called the Grantee, and the Grantee's heirs and assigns, all right, title and interest of the Trust in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

It is the intent of the Trustee that, as a result of this conveyance, the subject property shall be owned by Miriam Michael Rose in fee simple absolute.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of August, 2025.

Anthony C. Rose, Sr.

Anthony Allen Rose, Sr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Allen Rose, Sr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of August, 2025.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Notary Public

Anthony Allen Rose, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Allen Rose, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of August, 2025.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing the resubdivision by C.M. Kelly & Company of certain lots in the Clearview Subdivision, and being part of Lot 78 of the Plan of Clearview Subdivision of record in Plat Book 843, page 8, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Anthony Allen Rose, Sr., and/or Anthony Allen Rose, Jr., Trustees of the Miriam Michael Rose Trust dated January 27, 2020, by deed from Miriam Michael Rose of record in Instrument No. 20200130-0011125 in the Register's Office of Davidson County, Tennessee.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations and conditions and rights appearing of record against the above described property; also Subject to any state of facts which an accurate survey of said property would show.

And the Said Grantor does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

This is improved property known as 304 Woodmont Circle, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 19, 2025.

08/19/25
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of August, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

