THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MORONEY LAW GROUP, PLLC
1033 Demonbreun St., Suite 300
Nashville, Tennessee 37201
Attn: Jennifer Moroney

Karen Johnson Davidson County
Batch# 1314643 DEEDQC
08/26/2025 08:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250826-0068028

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Rose Ranch LLC 6212 A Louisiana Avenue Nashville, TN 37209	Gail Bivens-Rose 5325 SW 20th Place Cape Coral, FL 33914	091-01-0J-001.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, GAIL BIVENS-ROSE does hereby grant, bargain, transfer, convey, and forever quitclaim unto ROSE RANCH LLC, ("Grantee"), a Tennessee limited liability company, and its successors and assigns, all of Grantor's right, title, and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm, Moroney Law Group, PLLC, disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 31 day of July 2025.

GRANTOR:

GAIL BIVENS-ROSE

STATE OF Iowa)
)
COUNTY OF Woodbury)

On this 31 day of July 2025, before me, a Notary Public of the state and county aforesaid, personally appeared Gail Bivens-Rose, known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Woodbury County, Iowa, 31 day of July 2025.

Kela Tonga
Notary Public

KELA M TONGA
Commission Number 839407
My Commission Expires
5/16/28

My Commission Expires: 5/16/28

STATE OF Iowa)
)
COUNTY OF Woodbury)

I hereby swear and affirm that the actual consideration for this transfer is $1.00.

AFFIANT-GRANTEE:

ROSE RANCH LLC

GAIL BIVENS-ROSE, MEMBER

Sworn to and subscribed before me
this the 31 day of July 2025.

Notary Public

KELA M TONGA
Commission Number 839407
My Commission Expires
5/12/28

My commission expires: 5/12/28

EXHIBIT "A"

Tax Parcel 091-01-0J-001.00 (6212 A Louisiana Avenue, Nashville, Tennessee 37209)

Land in Davidson County, Tennessee, being Unit 1 of 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160725-0076377, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declarations, the plat filed at Exhibit "C" to said Declaration, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby made reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Gail Bivens-Rose by Warranty Deed from Andrew Shonkwiler and Kelsey Shonkwiler, husband and wife, recorded on May 6, 2025, of record in Instrument No. 20250506-0035137, in the Register's Office for Davidson County, Tennessee.

No boundary survey of the within tract or parcel was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.

Tennessee Certification of Electronic Document

I, Jennifer Moroney, 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, Quitclaim Deed for 6212A Louisiana Avenue, executed and authenticated according to law on August 25, 2025.

Affiant Signature

8/25/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature

My Commission Expires: 05/21/2028

CHARLOTTE M DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 21, 2028

202508260068028