QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1327835 DEEDQC
09/29/2025 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250929-0077297

STATE OF TENNESSEE
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1/24/2028

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michele Kolb, and Owen K. Rosenberg and Kathryn Colina de Vivero	**Same as New Owner**	
402 Avondale Drive (NAME)		**083-10-0-080.00**
Nashville, TN 37206 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Owen K. Rosenberg, a married man, an undivided 32% tenant in common interest, and Michele Kolb, an unmarried woman, an undivided 68% tenant in common interest,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Owen K. Rosenberg and Kathryn Colina de Vivero, husband and wife, an undivided 50% interest, and Michele Kolb, an unmarried woman, an undivided 50% interest, all as tenants in common,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 131 and all of Lot No. 132 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for said County.

Said part of Lot No. 131 and all of Lot No. 132 front together 45 feet on the westerly side of North Eighteenth Street, formerly Ivins Street and runs back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Owen K. Rosenberg, an unmarried man, an undivided 32% tenant in common interest, and Michele Kolb, an unmarried woman, an undivided 68% tenant in common interest by Warranty deed from Karrah P. Towater formerly Karrah Paige Tines a/k/a Karrah Tines, married, dated August 14, 2020 and filed for record on August 19, 2020 as Instrument No. 20200819-0093109, in the Register's Office for Davidson County, Tennessee.

The said Owen K. Rosenberg acquired title as unmarried and is now married to Kathryn Colina de Vivero.

This being improved property more commonly known as 402 Avondale Drive, Nashville, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 13th day of August, 2025.

OWEN K. ROSENBERG

STATE OF TENNESSEE
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Owen K. Rosenberg, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2025.

Notary Signature

My commission expires:

1/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Michele Kolb

MICHELE KOLB

STATE OF Mass
COUNTY OF Nantucket

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michele Kolb, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of Sept. 2025.

Notary Signature

My commission expires:

Sara P. Congdon
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
6/17/2027

Certificate of Authenticity

I, Leslie Hayes, 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 8/13/2025.

Date

Affiant Signature

9/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of September, 20 25.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)