Karen Johnson
Batch # 1340346
10/30/2025 02 19 59 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251030-0086567

PREPARED BY (AND RETURN TO):
**IVEY TITLE, LLC**
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (mht)

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| DeeDee Wade<br>323 Lauderdale Road<br>Nashville, TN 37205 | NEW OWNER |

**TAX MAP-PARCEL NUMBERS: 118-03-0B-002.00**

# *QUITCLAIM DEED*

**FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,** the undersigned, **The Nelson Family Limited Partnership, a Tennessee limited partnership, and Mary N. Wade, its General Partner, hereinafter called the Grantor,** by these presents does hereby transfer, quitclaim and convey unto **DeeDee Wade**, hereinafter called the **Grantee**, Grantee's heirs and assigns, all of Grantors' rights, titles and interests, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 2, as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 556 Rosedale, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200219-0018552, amended in Instrument 20200225-0021110, and 20200311-0027445, and amended in Instrument No 20210610-0078544, in the Register's Office of Davidson County, Tennessee with attached as Exhibit B to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Nelson Family Limited Partnership from HBH, LLC, a Tennessee limited liability company by Warranty Deed, dated October 25, 2021, and recorded on October 28, 2021, of record in Inst. No. 20211028-0145124, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

DeeDee Wade joins in the execution as the only other party in interest.

**This is improved property, known as:** 556 Rosedale Avenue, Unit 2, Nashville, Tennessee 37211

**WITNESS THE EXECUTION HEREOF** on October 28, 2025.

**The Nelson Family Limited Partnership**

Mary N Wade, General Partner

**Mary N. Wade, General Partner**

Mary N Wade, General Partner

**Mary N. Wade, General Partner**

DeeDee Wade

**DeeDee Wade**

**State of Tennessee**
**County of Davidson**

On October 28, 2025, before me the undersigned authority, personally appeared **Mary N. Wade** to me known (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged such person to be **General Partner of The Nelson Family Limited Partnership**, the within named bargainor, and that as such General Partner executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited partnership as General Partner.

Margaret H Taylor

Notary Public

My Commission Expires:

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

**State of Tennessee**
**County of Davidson**

On October 28, 2025, before me the undersigned authority, personally appeared **Mary N. Wade, the General Partner of The Nelson Family Limited Partnership**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary Public

My Commission Expires

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

**State of Tennessee**
**County of Davidson**

On October 28, 2025, before me the undersigned authority, personally appeared **DeeDee Wade, the General Partner of The Nelson Family Limited Partnership**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary Public

My Commission Expires:

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on October 28th, 2025

Notary Public

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028