QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1349903 DEEDQC
11/21/2025 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251121-0093387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE BATES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Adam Rosenberg, *et ux*	**Same as New Owner**	
	(NAME)	
1012B West Grove Ave.		**105-09-0G-002.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37232		
(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, *AND FOR THE PURPOSE OF CREATING A TENANCY BY THE ENTIRETY BETWEEN THE PARTIES PURSUANT TO T.C.A. §66-1-109,* THE UNDERSIGNED, **ADAM ROSENBERG, A MARRIED MAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ADAM ROSENBERG AND MEGAN BRUNEAU HUSBAND AND WIFE,** ("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 Unit B on the plan of 1012 West Grove Townhome Association, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1012 West Grove Townhome Association, a Horizontal Property Regime with Private Elements of record as Instrument No. 20111104-0085994, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Adam Rosenberg, an unmarried man, by Warranty Deed from John Clark Elkins III, an unmarried man, dated 02/01/2021, recorded 02/03/2021, and of record at Instrument No. 20210203-0015478, Register's Office for Davidson County, Tennessee. The said Adam Rosenberg has since married Megan Bruneau.

This being improved property more commonly known as 1012B West Grove Avenue, Nashville, TN 37232.

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 21 day of November, 2025.

ADAM ROSENBERG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of November, 2025, before me personally appeared, Adam Rosenberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of November, 2025.

Notary Signature
My commission expires:

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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 11/21/2025.

Date

Affiant Signature

11/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of November, 2025.

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

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)