

Prepared by and return to:
Holly Brewer Palmer, Esq.
Williams McDaniel, PLLC
717 S. White Station Road, Ste. 1
Memphis, Tennessee 38117
(901) 766-0887

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents, that the **Rose Family Partnership dated December 15, 1999 ("Grantor")**, for and in consideration of Ten and no/100 Dollars (\$10.00), does hereby remise, release, and quitclaim unto **Jeanne Rose Duke (a/k/a Jeanne Rose Cone), Trustee of the Jeanne Rose Duke Trust established December 8, 2021, and Successors ("Grantee")**, all of Grantor's right, title and interest in and to the following described real estate located in Fayette County, Tennessee, to-wit:

Tract 1:

Beginning at a stake on the south line of Lot Three (3) of the Subdivision of the Ben Porter Tract two hundred forty eight and 98/100 (248.98) feet east of the southwest corner of said tract, thence east and along the south line of the aforesaid Lot Three (3) two thousand three hundred fifty two and 92/100 (2352.92) feet; thence north and parallel with the west line of said Lot one thousand seven hundred and forty nine (1749.00) feet to the intersection of the north line of the aforesaid Lot Three (3); thence west and along the north line of the aforesaid Lot Three (3) two thousand three hundred fifty two and 92/100 (2352.92) feet, the said point being two hundred forty eight and 98/100 (248.98) feet east of the northwest corner of the aforesaid Lot Three (3); thence south and parallel with the west line of the aforesaid Lot Three (3) one thousand seven hundred and forty nine (1749.00) feet to the point of beginning, containing ninety four and 44/100 (94.44) acres, more or less.

And

Tract 2:

A certain tract of land situated in the 9th Civil District of Fayette County, Tennessee, being described as follows:

Beginning at the N. E. corner of the Hare tract, and the S. W. corner of the N. R. Cartwright's tract, runs east 48.50 chains with Cartwright's S. B. line to a stake in Hunter's west line. Thence South 86.50 chains to a stake in Mrs. B. Porter's N. B. line. Thence West 48.50 chains to stake in Jas. H. Granberry's E. B. Line. Thence North 86.50 chains to the beginning, containing 420 acres more or less. It being Lot No. 5 as set apart to L. Q. Murrell, in the division of the lands of A. R. Murrell, deceased, as the same appears of record upon the Minutes of the County Court of Fayette County, in Minute Book V, page 176 in the cause of C. M. Murrell, et al, VS Lemuel Q. Murrell, et. al.

This being part of the same property conveyed to the Grantor by deed dated December 15, 1999 and recorded of record in Deed Book D532 at Page 859, Fayette County Register's Office.

This deed is made and given as part of the dissolution and winding up of the business of the Grantor.

{Signature and Notary Pages to Follow}

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of this 23rd day of October, 2023.

GRANTOR:

ROSE FAMILY PARTNERSHIP dated December 15, 1999
a Tennessee general partnership

By: Alex M. Rose
Alex Michael Rose, Trustee of the Alex Michael Rose
Trust, a partner of the Grantor

STATE OF TENNESSEE
COUNTY OF SHELBY

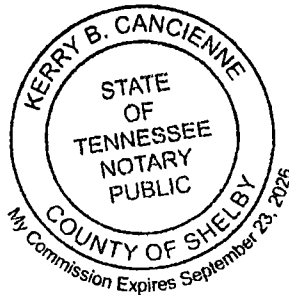
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared ALEX MICHAEL ROSE, Trustee of the Alex Michael Rose Trust, a partner of the Rose Family Partnership dated December 15, 1999, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he, in his capacity as Trustee of the Alex Michael Rose Trust, is one of three partners of the Rose Family Partnership dated December 15, 1999, a Tennessee general partnership, the maker of the within instrument, and is authorized to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand, at office, in the aforesaid State and County on this 23rd day of October, 2023.

Kerry B. Cancienne
NOTARY PUBLIC

My Commission Expires: _____

SEAL

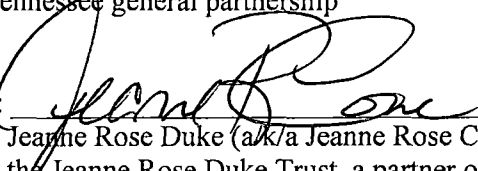


IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of this 23rd day of October, 2023.

GRANTOR:

ROSE FAMILY PARTNERSHIP dated December 15, 1999
a Tennessee general partnership

By:


Jeanne Rose Duke (a/k/a Jeanne Rose Cone), Trustee of
the Jeanne Rose Duke Trust, a partner of the Grantor

STATE OF TENNESSEE
COUNTY OF SHELBY

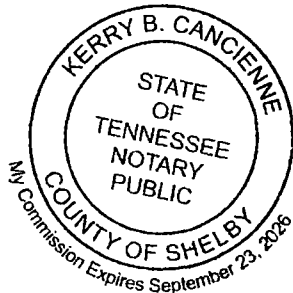
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared JEANNE ROSE DUKE (a/k/a JEANNE ROSE CONE), Trustee of the Jeanne Rose Duke Trust, a partner of the Rose Family Partnership dated December 15, 1999, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she, in her capacity as Trustee of the Jeanne Rose Duke Trust, is one of three partners of the Rose Family Partnership dated December 15, 1999, a Tennessee general partnership, the maker of the within instrument, and is authorized to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand, at office, in the aforesaid State and County on this 23rd day of October, 2023.


NOTARY PUBLIC

My Commission Expires: _____

SEAL



IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed effective as of this 23rd day of October, 2023.

GRANTOR:

ROSE FAMILY PARTNERSHIP dated December 15, 1999
a Tennessee general partnership

By: Angela Murrell Rose
Angela Murrell Rose, Trustee of the Angela M. Rose
Trust, a partner of the Grantor

STATE OF TENNESSEE
COUNTY OF SHELBY

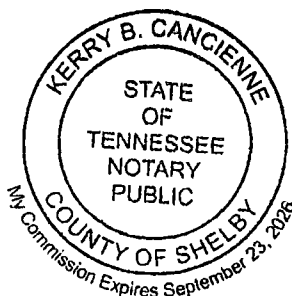
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared ANGELA MURRELL ROSE, Trustee of the Angela M. Rose Trust, a partner of the Rose Family Partnership dated December 15, 1999, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she, in her capacity as Trustee of the Angela M. Rose Trust, is one of three partners of the Rose Family Partnership dated December 15, 1999, a Tennessee general partnership, the maker of the within instrument, and is authorized to execute this instrument on behalf of the maker for the purposes therein contained.

WITNESS my hand, at office, in the aforesaid State and County on this 23rd day of October, 2023.

Kerry B. Cancienne
NOTARY PUBLIC

My Commission Expires: _____

SEAL



New Owner Name and Address:

Jeanne Rose Duke, Trustee of the Jeanne Rose
Duke Trust established December 8, 2021
8998 Forest Hill Irene Road
Olive Branch, MS 38654

Property Address:

0 Hwy 193
Oakland, Fayette County, TN 38060

Mail Tax Notice to:

Jeanne Rose Duke, Trustee of the Jeanne Rose
Duke Trust established December 8, 2021
8998 Forest Hill Irene Road
Olive Branch, MS 38654

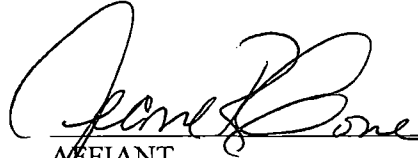
Parcel Id Number:

D11-126-00200

6388

4863-3132-9929, v. 1

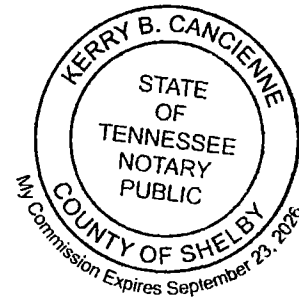
I, or we, hereby swear or affirm that to the best of
affiant's knowledge, information and belief, the
actual consideration for this transfer is \$10.00.


AFFIANT

23rd Subscribed and sworn to before me this
day of October, 2023


NOTARY PUBLIC

Commission expires: _____



**FAYETTE COUNTY
TRANSFER**

OCT 23 2023

**MARK WARD
ASSESSOR OF PROPERTY
BY Mark Ward**

23006073	
5 PGS:AL-QUITCLAIM DEED	
EDDIE BATCH: 130528	
10/23/2023 - 02:25 PM	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	