# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 60181 DEEDQC
02/20/2018 09:57:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180220-0015745

G-WG-17-906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Amanda S. Roesch**<br>**Luke Sutton**<br>**Peggy Sutton** | **New owner** | |
| (NAME)<br>**910B Spain Avenue** | (NAME) | **051-03-0-113.00** |
| (ADDRESS)<br>**Nashville, TN 37216** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA S. ROESCH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA S. ROESCH, AN UNMARRIED WOMAN, LUKE SUTTON, AN UNMARRIED MAN AND PEGGY SUTTON, A MARRIED WOMAN, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andres Encalada and Olga Encalada, husband and wife by Warranty Deed from Tomeka L. Taylor Minchey and husband, Kennith Minchey of record in Instrument No. 20050913-0110016 Register's Office for Davidson County, Tennessee, dated September 09, 2005 and recorded on September 13, 2005. And further being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Instrument No. 20180118-0005280, Register's Office for said County.

This is **improved** property known as: **906 Beaumont Dr., Madison, Tennessee 37115**.

Witness my/our hand(s) this the 12th day of Jan, 2018.

Amanda S. Roesch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA S. ROESCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212