Karen Y Johnson Davidson County
Batch# 149368 DEEDQC
10/05/2018 09:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181005-0098974

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, TN 37215 (615) 843-5502	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Beth L. Roach Affiant Subscribed and sworn to before me, this 3rd day of October, 2018. Notary Public My Commission Expires:

KELLEY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Albert Cecil Roach, Co-Trustee Beth Landman Roach, Co-Trustee 3811 Estes Road Nashville, TN 37215	New Owner	116 12 0 092.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ALBERT C. ROACH AND WIFE BETH L. ROACH** (collectively, "Grantor") do hereby quitclaim, transfer and convey unto **ALBERT CECIL ROACH AND BETH LANDMAN ROACH, AS CO-TRUSTEES OF THE ROACH JOINT REVOCABLE TRUST UNDER AGREEMENT DATED MAY 14, 2018, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY**, said Co-Trustees' successors and assigns, all of Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 3811 Estes Road, Nashville, Davidson County, Tennessee 37215.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of October, 2018.

GRANTORS:

Albert C Roach

ALBERT C. ROACH

Beth L. Roach

BETH L. ROACH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **ALBERT C. ROACH AND WIFE BETH L. ROACH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of October, 2018.

NOTARY PUBLIC
My Commission Expires: _____

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 1, 2021

Exhibit "A"

Certain Tracts or Parcels of Land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "D" on the map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the westerly side of Estes Avenue and runs back between parallel lines 155 feet to a dead line.

TRACT TWO:

Being the southerly 50 feet front of Lot No. 13, Block "D" on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said part of Lot No. 13 fronts on the westerly side of Estes Avenue and extends back 155 feet on the southerly line and 164 feet, more or less on the northerly line of the easterly margin of Lot No. 27 in said subdivision, measuring 48.3 feet thereon.

Being the same property conveyed to Albert C. Roach and wife Beth L. Roach by Warranty Deed dated October 21, 2002 from Michael T. Baker and wife Wendy P. Baker, of record in Instrument No. 20021024-0130419, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE COMPLETENESS OR ACCURACY THEREOF.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

