Karen Johnson Davidson County
Batch# 186877 DEEDQC
01/22/2019 03:26:32 PM 2 pgs
Fees: $17.00 Taxes: $0.00



20190122-0006312

From

David Roach

To

Ben Caillouette, Trustee

AND

Ben Caillouette, Trustee

To

David Roach & Vicki Vinson

QUIT CLAIM DEED

New owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
David Roach & Vicki Vinson 126 Oceola Ave Nashville, TN 37209	SAME	Map 103-2 Parcel 140

THIS INSTRUMENT PREPARED BY

Ben Caillouette
825 Cedar Crest Drive
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $ -0-

Affiant
Subscribed and sworn to before me this 22 day of January, 20 19.

Notary Public

My commission expires: Jan. 3, 2022

Seal

LAUREN HARNESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 3, 2022

FOR AND IN CONSIDERATION of the love and affection I have for my fiancé, (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common with the right of survivorship, I David Roach, unmarried, by these presents do hereby quit claim and convey unto Ben Caillouette, Trustee, his successors and assigns, the following described tract or parcel of land to wit; Located in Davidson County, Tennessee as follows:

Being part of Lot No. 21 on the plan of C.C. Vernon Farm, as of record in Book 4885, Page 104, Register's Office for said County, described according to survey of Geo. W. Watkins, Surveyor dated November 3rd. 1975, as follows:

Beginning at an iron pin in the easterly margin of Oceola Avenue, the NW corner of Emmett C. Wade property, and the SW corner of this property; thence with the easterly margin of Oceola Avenue, North 84 deg. East about 147 feet to a point in O.J. Harbin's west line; thence with Harbin's

west line, South 5 deg. 12' East 53 feet to a point; thence with Wade's north line, south 84 deg. West 146.7 feet to the beginning.

Said property us conveyed subject to such limitations, restrictions and encumbrances as follows;

1. **Subject to all matters shown on the Pan of Record in Book 4885, Page 104 said Register's Office.**
2. **A Deed of Trust to Quicken Loans, Inc., 1050 Woodard Avenue, Detroit, MI 48226-1906, of record in instrument No. 20130402-0031930.**

Being the same property conveyed to David Roach by deed from Brenda S. Wallace of record in instrument No. 20050622-0071631, Register's Office for Davidson County, Tennessee.

This is improved property and known as 126 Oceola Avenue, Nashville, Tennessee 37209.

And now I the said Ben Caillouette, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto David Roach and Vicki Vinson with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed and subject to the same limitations and encumbrances as may affect the premises as above set forth.

IN WHITNESS WHEREOF we have hereunto set our hands on this 22 **day of** January, **2019**

David Roach

Ben Caillouette, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in the said County and State the within named David Roach and Ben Caillouette, the bargainers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office at Nashville Tennessee this 22 **day of** January **2019.**

Notary Public

My Commissoin expires Jan. 3, 2022

LAUREN HARNESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 3, 2022