Karen Johnson Davidson County
Batch# 257952 DEEDQC
07/17/2019 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190717-0069861

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Sawnie R. Aldredge, Trustee, Affiant Subscribed and sworn to before me, this 12th day of July, 2019. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Sawnie R. Aldredge and/or Nancy McGuire Roche, Trustees 821 Fatherland Street Nashville, Tennessee 37206	SAME	082 16 0 189.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sawnie R. Aldredge and wife, Nancy McGuire Roche, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sawnie R. Aldredge and/or Nancy McGuire Roche, Trustees of the Nancy Roche & Sawnie Aldredge Living Trust,** established by the Revocable Trust Agreement of Sawnie R. Aldredge and Nancy McGuire Roche dated July 12, 2019, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 12th day of July, 2019.

Sawnie R. Aldredge

Nancy McGuire Roche

Nancy McGuire Roche

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sawnie R. Aldredge and Nancy McGuire Roche, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 2019.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Alice M. Bohannon
Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 84, on the plan of Barrow's addition to Edgefield of record in Plan Book 1, page 13, Chancery Court for said County.

SAID Lot No. 84, a corner lot, fronts 60.0 feet on the northerly margin of Fatherland Street and extends back between parallel lines along the westerly margin of 9th Street 170.0 feet to an alley.

Being the same property conveyed to Sawnie R. Aldredge and wife, Nancy M. Roche by deed from Sawnie R. Aldredge, of record as Instrument No. 20100107-0001715, Register's Office for Davidson County, Tennessee.

Nancy McGuire Roche and Nancy M. Roche are one and the same person.

This is improved property known as 821 Fatherland Street, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

