Karen Johnson Davidson County
Batch# 394431 DEEDQC
05/01/2020 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200501-0045745

***PREPARED BY:***
***SIDWELL, BARRETT & WELCH, P.C.***
***121 First Avenue South, Suite 200***
***Franklin, TN 37064***

**STATE OF** Montana )
**COUNTY OF** Gallatin )
The actual consideration is $0.00

**ADDRESS OF NEW OWNER:**
Michael W. & Roxanne L. Pearson
131 HICKORY LANE
BOZEMAN MT 59718

**SEND TAX BILLS TO:**
NEW OWNER

**AFFIANT:**
Michael W. Pearson & Roxanne L. Pearson
Subscribed and sworn to before me
this 28 day of April, 2020.

**Map/Parcel 136030C11700CO**

**NOTARY PUBLIC**
My Commission Expires: May 06. 2023

NICHOLAS TIESZEN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 06, 2023

NICHOLAS TIESZEN NOTARIAL SEAL STATE OF MONTANA

**QUITCLAIM DEED**

In consideration of $10.00, and other good and valuable consideration and the receipt thereof which is hereby acknowledged, **RM Residential Properties LLC, a Montana limited liability company, ("Grantors")** hereby convey all of their right title and interest to the hereinafter described property to **Michael W. Pearson and Roxanne L. Pearson, husband and wife, ("Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled Heritage Village of Priest Lake Section Two, of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stanley Thalor by Warranty Deed from Kenneth Halliday and Stormy Walker, dated 04/12/2007, of record in Instrument 200704240048484, Register's Office for Davidson County, Tennessee.

The said Stanley Thalor died intestate on 05/20/2014, leaving the said Goldie Thalor and Andrew Thalor as his/her sole heirs at law as evidenced in Affidavit of Heirship recorded in Instrument No. 201810010096711 Register's Office for Davidson County, Tennessee.
Being the same property conveyed to RM Residential Properties LLC, a Montana limited liability company by Warranty Deed from Andrew Thalor, married and Goldie

Thalor, unmarried dated 09/26/2018 and recorded on 10/01/2018 in Instrument No. 201810010096712 Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

**RM Residential Properties, a limited liability company**

**Michael W. Pearson, Member**

**Roxanne L. Pearson, Member**

**State of** Montana
**County of** Gallatin

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Michael W. Pearson and Roxanne L. Pearson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the **Members** of **RM Residential Properties,** the within named bargainor(s), a **limited liability company** and that they as such **Members** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by themselves as such **Members**.

Witness my hand and official seal this the 28 day of April, 2020.

Notary Public

May 06 2023
My Commission Expires

NICHOLAS TIESZEN
Notary Public
for the State of Montana
Residing at:
Bozeman, Montana
My Commission Expires:
May 06, 2023

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

