QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 552917 **DEEDQC**
01/12/2021 01:54:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210112-0005464

O-SB-RB-20-906

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 6th DAY OF Jan, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Amanda S. Roesch and Luke Sutton	**REGIONS BANK**	
(NAME)	(NAME)	**051-03-0-113.00**
906 Beaumont Dr,	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Birmingham, AL 35244**	
(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 AND LUKE SUTTON AND PEGGY SUTTON,** 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 AND LUKE SUTTON, AN UNMARRIED MAN AS JOINT TENANTS 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 Pleasant Acres, Section Two 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 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 by Quitclaim deed from Amanda S. Roesch, an unmarried woman of record in Instrument No. 20180220-0015745 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on February 20, 2018. **THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF PEGGY SUTTON.**

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

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

Witness my/our hand(s) this the 6 day of Jan, 2021

AMANDA S. ROESCH

LUKE SUTTON

PEGGY SUTTON

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of Jan, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUKE SUTTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of Jan, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY SUTTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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