THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Donna Jean Thresher
Ludovic A. Roche
948 9th Avenue South
Nashville, TN 37203

Send Tax Bill to:
New Owner

Map-Parcel Number:
105-02-0B-001.00 CO

State of Tennessee
County of Williamson

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

Affiant

Subscribed and sworn
before me this the 16th day
of April, 2021.

Notary Public

My Commission Expires:



Karen Johnson Davidson County
Batch# 654788 DEEDQC
06/11/2021 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210611-0078962

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DONNA JEAN THRESHER AND LUDOVIC A. ROCHE, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO, **DONNA JEAN THRESHER, A MARRIED WOMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 948 9th Avenue South, Nashville, TN 37203.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of April, 2021.

Donna Jean Thresher

Ludovic A. Roche

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Jean Thresher and Ludovic A. Roche** the Grantor, 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 this 16th day of April, 2021.

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My commission expires: 9-6-22

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Unit A, Homes at 948 9th Ave South, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 948 9th Ave South, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103(b)) of record in Instrument Number 20150420-00348823, 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 Donna Jean Thresher and Ludovic A. Roche, wife and husband, from Daniel Brian Johnson and Gayle Lynn Johnson, husband and wife, by Warranty Deed dated January 6, 2020 of record in Instrument No. 20200107-0001974, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Daniel Brian Johnson and Gayle Lynn Johnson, husband and wife, from Cadence Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated March 18, 2016 of record in Instrument No. 20160321-0026437, Register's Office of Davidson County, Tennessee.

202106110078962

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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