Karen Johnson Davidson County
Batch# 1080403 DEEDQC
12/11/2023 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231211-0095159

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
John H. Roe, Jr., Co-Trustee and
Jane Buchi Roe, Co-Trustee
4533 Alcott Trust
4533 Alcott DR
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
130 16 0 008.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John H. Roe, Jr. and Jane Buchi Roe (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to John H. Roe, Jr. and Jane Buchi Roe, Co-Trustees, and their successors in trust, of the 4533 Alcott Trust dated December 7, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee being Lot(s) 1, as shown on the map entitled Echo Hills, of record in Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane Buchi Roe, as to an undivided one-half (1/2) undivided interest, by Quitclaim Deed dated April 11, 2018, from John H. Roe, Jr., of record at Instrument No. 20180412-0034673, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John H. Roe, Jr. by deed from Thomas W. Cook III and wife, Caroline Bridges Cook, of record at Instrument No. 20170105-0001367, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4533 Alcott Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the 4533 Alcott Trust dated December 7, 2023, a Tennessee Community Property Trust, as community property, and to dissolve the tenant-in-common interest of John H. Roe, Jr. and Jane Buchi Roe.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 7th day of December, 2023.

John H. Roe, Jr., Grantor

Jane Buchi Roe, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr., Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of December, 2023.

Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 09, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jane Buchi Roe, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of December, 2023.

Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 09, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

John H. Roe, Jr., Affiant

Subscribed and sworn to before me this 7th day of December, 2023.

Carla L Lovell
Notary Public

My Commission Expires: 7-9-2024

CARLA L. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 09, 2024

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 7, 2023.

Carla L Lovell
Carla Lovell

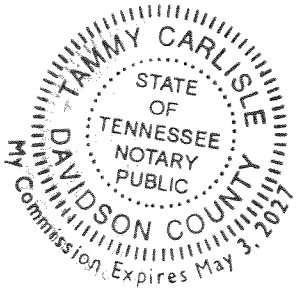
Dec. 7, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of December, 2023.

Tammy Carlisle
Notary Public

My Commission Expires: May 3, 2027



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