Karen Johnson Davidson County
Batch# 1115169 DEEDQC
03/26/2024 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020903

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

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Lillian Gilmer Roe, Co-Trustee<br>Marla Connelly Doehring, Co-Trustee<br>John H. Roe, Jr. Marital Support Trust, et al<br>321 Lynnwood Blvd.<br>Nashville, TN 37205 | same | 130 16 0 008.00 |

WHEREAS, John H. Roe, Jr. (the "Decedent"), Grantor and Co-Trustee of the 4533 Alcott Trust dated December 7, 2023 (the "Trust"), died on February 6, 2024; and

WHEREAS, pursuant to the terms of the Trust, Jane Buchi Roe succeeded the Decedent as sole Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jane Buchi Roe, as Trustee of the 4533 Alcott Trust dated December 7, 2023 (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to the following described property to (i) Jane Buchi Roe, individually, as to an undivided fifty percent (50%) tenant in common interest, and (ii) Lillian Roe Gilmer and Marla Connelly Doehring, and their successors in trust, as Co-Trustees of the John H. Roe, Jr. Marital Support Trust, as to an undivided fifty percent (50%) tenant in common interest (the "Grantees"), 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 John H. Roe, Jr. and Jane Buchi Roe, Co-Trustees, and their successors in trust, of the 4533 Alcott Trust dated December 7, 2023, by Quitclaim Deed dated December 7, 2023, from John H. Roe, Jr. and Jane Buchi Roe of record at Instrument No. 20231211-0095159 in the Register's Office for Davidson County, Tennessee.

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

This Property is conveyed 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.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 22 day of March, 2024.

4533 ALCOTT TRUST DATED DECEMBER 7, 2023

By: Jane Buchi Roe
Jane Buchi Roe, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, Jane Buchi Roe, who upon oath acknowledged that she is the Trustee of the 4533 Alcott Trust dated December 7, 2023, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22 day of March, 2024.

SUSAN E GOBLE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Susan E Goble
Notary Public

My Commission Expires: Nov 2, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Jane Buchi Roe
Jane Buchi Roe, Affiant

Subscribed and sworn to before me this 22 day of March, 2024.

SUSAN E GOBLE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Susan E Goble
Notary Public

My Commission Expires: Nov 2, 2026

## 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 March 22, 2024.

Carla L Lovell
Carla Lovell

3-26-2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 26th day of March, 2024.

Notary Public

My Commission Expires: 7/7/25




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