Karen Johnson Davidson County
Batch# 1121059 DEEDQC
04/09/2024 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240409-0025274

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
D. R. Roach 3951 River Glen Dr Lewisburg, TN 37091	New Owner	162-16-0-B-008.00CO

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 5 day of April, 2024.

Notary Public

My Commission Expires: 9-21-26
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Equity Trust Company Custodian FBO D. R. Roach IRA,** hereinafter referred to as the Grantor, hereby quitclaims unto **New Vision Trust Company CFBO Dan Robert Roach TRAD IRA,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, Page 267, and as amended in Book 6396, Page 502, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Equity Trust Company Custodian FBO D. R. Roach IRA by Warranty Deed from Barbara A. Bankson, unmarried, of record in Instrument No. 20140212-0012271, Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 12, 2014.

This is improved property known as: **305 Leisure Court, Antioch, TN 37013.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 15 day of March, 2024.

GRANTOR:

Equity Trust Company Custodian FBO D. R. Roach IRA

By: Jillian Dyke

Name: Jillian Dyke
Corporate Alternate Signer

Its: _____

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged such person is the _____ of Equity Trust Company Custodian FBO D. R. Roach IRA, and that he/she is authorized by Equity Trust Company Custodian FBO D. R. Roach IRA to execute this instrument on its behalf.

IN WITNESS WHEREOF, this the 15 day of March, 2024.

NOTARIAL SEAL STATE OF OHIO

Tyler Thompson
Notary Public, State of Ohio
My Commission Expires:
11/14/2027

T. Thompson
Notary Public
My Commission Expires: 11/14/2027

Tennessee Certification of Electronic Document

I, Emma Howard, do 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 4/5/24 (date of document).

Emma Howard
Affiant Signature

4/5/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of April, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL