Karen Johnson Davidson County
Batch# 1146041 DEEDQC
06/11/2024 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043725

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Jane B. Roe, Co-Trustee Hunter Harold Connelly, Co-Trustee Marla Connelly Doehring, Co-Trustee Jane B. Roe Trust 4533 Alcott Drive Nashville, TN 37215	same	130 16 0 008.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jane Buchi Roe (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to the Jane Buchi Roe Trust dated June 10, 2024 (the "Grantee"), 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, individually, as to an undivided fifty percent (50%) tenant in common interest, by Quitclaim Deed from Jane Buchi Roe, Trustee of the 4533 Alcott Trust dated December 7, 2023, of record at Instrument No. 20240326-0020903 in the 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 10th day of June, 2024.

Jane Buchi Roe

Jane Buchi Roe, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

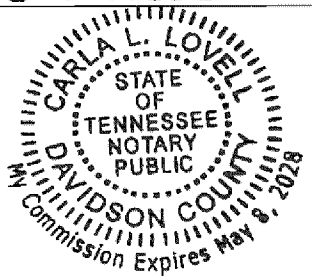
Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jane Buchi Roe, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for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

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of June, 2024.

Carla L Lovell

Notary Public

My Commission Expires: 5-8-2028



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jane Buchi Roe

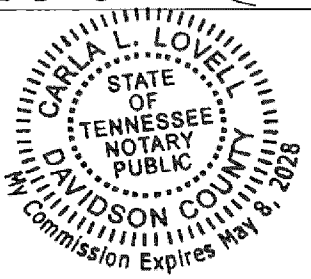
Jane Buchi Roe, Affiant

Subscribed and sworn to before me this 10th day of June, 2024.

Carla L Lovell

Notary Public

My Commission Expires: 5-8-2028



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 June 10, 2024 (date of document).

Carla L Lovell
Carla Lovell

6/10/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11 day of June, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE