Phoenix Title

Karen Johnson
Batch # 1232855
02/03/2025 09 32 34 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250203-0007817

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration is $0.00

ADDRESS OF NEW OWNER:
Alan Richard Roach, Trustee
410 Clarence Lane
Escondido, CA 92029

SEND TAX BILLS TO:
Owner

AFFIANT

Subscribed and sworn to before me
this 23 day of Jan, 2025.

~~01800CO~~

NOTARY PUBLIC
Commission Expires 8/10/25

Map/Parcel 104 022 M 01800 CO

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **J. Deanne Moore, Trustee of the Roach/Moore Trust u/a/d March 18, 2003 ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Alan Richard Roach, Trustee of The Alan Roach Trust u/a d November 13, 2024, and his successors in trust**, its successors and assigns Said property conveyed herein is located in Davidson County, Tennessee and further described as follows

Land in Davidson County, Tennessee being Unit No 18 on the Odyssey Condominium Plat, filed as Exhibit to and established by Declaration for Odyssey Condominium of record in Instrument No 20211220-0167915, as amended in Instrument No. 20220823-0095308 and Instrument No 20230322-0020648, as corrected in Instrument No. 20230616-0046166 and Instrument No. 20230515-0035857 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 J. Deanne Moore and Alan Richard Roach as Trustees of the Roach/Moore Trust dated March 18, 2003 by deed from Parthenon Holdings DE, a Delaware limited liability company of record at Instrument No 20230727-058089 Register's Office for Davidson County, Tennessee

☐Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee

Witness our hand this 15 day of January, 2025

Roach/Moore Trust

By: J. Deanne Moore

Its: Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)
County of San Diego)

On 01/15/2025 before me, Monica Maciel , Notary Public ,
Date *Here Insert Name and Title of the Officer*

personally appeared J Deanne Moore
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

MONICA MACIEL
Notary Public - California
San Diego County
Commission # 2397922
My Comm Expires Apr 8, 2026

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document. Quit Claim Deed
Document Date 01/15/2025 Number of Pages. 3
Signer(s) Other Than Named Above. None

Capacity(ies) Claimed by Signer(s)

Signer's Name	Signer's Name
☐ Corporate Officer — Title(s)	☐ Corporate Officer — Title(s)
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer Is Representing	Signer Is Representing

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