RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-27784-25

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1240282 DEEDQC
02/24/2025 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of FEBRUARY, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Stevens Roesch and Stephen Edward Roesch 1412B Chester Avenue Nashville, TN 37206	Same as Address of New Owner	072-14-4N-002-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Trevor Ferguson,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Sarah Stevens Roesch, an unmarried woman, and Stephen Edward Roesch, a married man,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit B of 1412 A Chester Avenue, a Planned Unit Development (with Private Elements), of record in Instrument #20170810-0081988 (corrected in Instrument #20180502-0041575), being shown on Plat attached thereto as Exhibit B, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sarah Ferguson and Trevor Ferguson, wife and husband, from Stephen Roesch and Deborah R. Roesch, husband and wife, by Warranty Deed dated June 21, 2022 and recorded June 23, 2022 in Instrument #20220623-0071913, said Register's Office.

The said Trevor Ferguson and Sarah Ferguson having since divorced. Sarah Ferguson is now known as Sarah Stevens Roesch.

WITNESS MY HAND, this 14th day of February, 2025.

Grantor

Trevor Ferguson

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, **Trevor Ferguson** , 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, this 14th day of February, 2025.

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary Public

Rachel K. Wilkie
Printed Notary Name

My commission expires: 1/24/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 14, 25 (date of document).

Jennifer L Pennell

Feb 14, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 14, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal