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# 1241930 DEEDQC
02/27/2025 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250227-0014737

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 24th day of Feb, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON 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 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, **Stephen Edward Roesch, a married man**, 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**, 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 Steven Roesch, an unmarried woman, and Stephen Edward Roesch, a married man, by quitclaim deed from Trevor Ferguson, dated February 14, 2025, and of record in Instrument No. 20250224-0013558 said Register's office.

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.

This is neither the principal residence of Stephen Edward Roesch, nor his spouse, nor any dependents

WITNESS MY HAND, this 24th day of Feb, 2025.

Grantor

Stephen Edward Roesch

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, a Notary Public, Stephen Edward Roesch, 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 24th day of Feb, 2025.

SHANNON JONES
MY COMMISSION # HH 430735
EXPIRES: August 7, 2027

Notary Public

Shannon Jones
Printed Notary Name

My commission expires: 08/07/2027

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 24, 25 (date of document).

Jennifer L. Pennell

Feb 26, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 26, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

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

Notary's Seal