Karen Johnson Davidson County
Batch# 1249101 DEEDQC
03/21/2025 11:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250321-0021294

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Jamicka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th **day of** March **, 2025.**

Notary Public

MY COMMISSION EXPIRES: 06.14.25
(AFFIX SEAL)

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
Reviewed by: Aric D. Hinson, Esq.

02-NSH25-08942

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alan Richard Roach, Trustee 900 19th Ave S #308 Nashville, TN 37212	New Owner	092-16-0B- 029.00-CO

QUITCLAIM DEED

THIS INDENTURE made between, **Alan R. Roach and J. Deanne Moore, both individually and as Co-Trustees of The Roach/Moore Trust dated March 18, 2003**, hereinafter "First Party", and **Alan Richard Roach, as Trustee of the Alan Richard Roach Trust dated November 13, 2024**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, Being Unit No. 308 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, Together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, amended in Book 7119, Page 884, said Register's Office.

Being a portion of the same property conveyed to Breean Hewitt, a married woman by Warranty deed from George Paul Van Eron, a married man of record in Instrument No. 20140602-0047463 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 2, 2014.

Being the same property conveyed to Alan R. Roach and J. Deanne Moore, Co-Trustees of The Roach/Moore Trust dated March 18, 2003 by Warranty Deed from Breean Hewitt, a married woman of record in Instrument No. 20230614-0045326 Register's Office for Davidson County, Tennessee, dated June 13, 2023 and recorded on June 14, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 900 19th Ave S #308, Nashville, TN 37212.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS our hands this 16th day of March, 2025.

Alan R Roach, both individually as Co-Trustee of the Roach/Moore Trust
Alan R. Roach, both individually and as Co-Trustee of The Roach/Moore Trust dated March 18, 2003 dated 03/18/2

J. Deanne Moore both individually and as co-trustee of the Roach/Moore Trust dated March 18, 2003
J. Deanne Moore, both individually and as Co-Trustee of The Roach/Moore Trust dated March 18, 2003

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Alan R. Roach**, both individually and as Co-Trustee of The Roach/Moore Trust dated March 18, 2003, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2025.

_____
Notary Public

My commission expires:_____

See Notary Attachment

STATE OF
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **J. Deanne Moore**, both individually and as Co-Trustee of The Roach/Moore Trust dated March 18, 2003, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2025.

See Notary Attachment

_____
Notary Public

My commission expires:_____

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 February 19, 2025 before me, Mel 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.

MEL MACIEL
Notary Public - California
San Diego County
Commission # 2419694
My Comm. Expires Oct 7, 2026

Signature Mel Maciel
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: Quitclaim Deed
Document Date: 02/19/2025 Number of Pages: 3
Signer(s) Other Than Named Above: N/A

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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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 March 10, 2025 before me, Mel Maciel, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alan R. Roach,
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.

MEL MACIEL
Notary Public - California
San Diego County
Commission # 2419694
My Comm. Expires Oct 7, 2026

Signature Mel Maciel
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: Quitclaim Deed
Document Date: 03/10/2025 Number of Pages: 4
Signer(s) Other Than Named Above: N/A

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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TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 March ____, 2025.

Tameika Jones — Custodian's Signature

3/19/2025 — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of March, 2025.

Notary Public

MY COMMISSION EXPIRES: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY