Karen Johnson Davidson County
Batch# 1335488 DEEDQC
10/17/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251017-0083053

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/3/2029
COUNTY OF WILSON

Subscribed and sworn to before
me this 14 day of October, 2025.

Notary
Commission Expires: 06/03/2029

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael & Roxanne Pearson 131 Hickory Lane Bozeman, MT 59718	NEW OWNER	136030C11700CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Michael W. Pearson and Roxanne L. Pearson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **RM Residential Properties LLC, a Montana limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson County** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled Heritage Village of Priest Lake Section Two, of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stanley Thalor by Warranty Deed from Kenneth Halliday and Stormy Walker, dated 04/ 12 /2007, of record in Instrument 200704240048484, Register's Office for Davidson County, Tennessee. The said Stanley Thalor died intestate on 05/20/2014, leaving the said Goldie Thalor and Andrew Thalor as his/her sole heirs at law as evidenced in Affidavit of Heirship

recorded in Instrument No. 20181001009671 1 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RM Residential Properties LLC, at Montana limited liability company by Warranty Deed from Andrew Thalor, married and Goldie Thalor, unmarried dated 09/26 /20 18 and recorded on 10/0 1 /20 18 in Instrument No. 20181001-0096712 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Pearson and Roxanne L. Pearson, husband and wife, by Quitclaim Deed from RM Residential Properties LLC, a Montana limited liability company, dated April 28, 2020 and recorded on May 1, 2020 in Instrument No. 20200501-0045745, said Register's Office.

Being the same property conveyed to RM Residential Properties LLC, a Montana limited liability company, by Michael Pearson and Roxanne L. Pearson, husband and wife, instrument dated December 14, 2022 and recorded December 29, 2022, in Instrument No. 20221229-0133702.

Being the same property conveyed to Michael W. Pearson and Roxanne L. Pearson, husband and wife, by Quitclaim Deed from RM Residential Properties LLC, a Montana limited liability company, dated November 15, 2024 and recorded on November 21, 2024 in Instrument No. 20241121-0091215, said Register's Office.

Subject to all matters of record.

Being commonly known as 3723 Colonial Heritage Drive, Nashville, TN 37217.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 14 day of October, 2025.

Michael W. Pearson

Roxanne L. Pearson

State of Tennessee)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael W. Pearson and Roxanne L. Pearson, husband and wife**, 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 official seal this 14 day of October, 2025.

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/3/2029
COUNTY OF WILSON

Notary Public
My Commission Expires: 06/03/2029

Certificate of Authenticity

I, Joshua A. Terry, 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 10/14/2025.

Affiant Signature – Joshua A. Terry

10/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/17/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27