This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1369590
01/14/2026 10:43:45 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260114-0003338

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeffrey T. Roach and Suzanne L. Roach, as Trustees of the Jeffrey and Suzanne Roach Family Trust dated September 11, 2013 4916 Shadowlawn Drive Hermitage, TN 37076	New Owner	076-05-0-063.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, JEFFREY THOMAS ROACH AND SUZANNE LYNN ROACH, HUSBAND AND WIFE, does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto JEFFREY T. ROACH AND SUZANNE L. ROACH, AS TRUSTEES OF THE JEFFREY AND SUZANNE ROACH FAMILY TRUST DATED SEPTEMBER 11, 2013, to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hidden Hill, of record in Book 4860, Page 43, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Thomas Roach and Suzanne Lynn Roach, husband and wife by Warranty Deed from Monica Bates, an unmarried person, dated September 12, 2022, of record in Instrument No. 20220913-0102309, Register's Office for Davidson County, Tennessee.

Being also known as 4916 Shadowlawn Drive, Hermitage, TN 37076.

Witness my hand this 5 day of Jan 2026, ~~2025~~ JTR LLR

Jeffrey Thomas Roach

JEFFREY THOMAS ROACH

Suzanne Lynn Roach

SUZANNE LYNN ROACH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Thomas Roach and Suzanne Lynn Roach, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of Jan 2026, ~~2025~~. CBG

Commission expires: My Commission Expires January 28, 2026

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Jeffrey Thomas Roach Suzanne Lynn Roach

Affiant

Subscribed and sworn to before me, this the 5 day of Jan 2026, ~~2025~~. CBG.

Notary Public

Commission expires:

My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2026

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2026