Karen Johnson Davidson County
Batch# 680315 DEEDQC
07/21/2021 09:30:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210721-0097598

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Jenny J. Rogers & Julie L. Rogers **4762 Old Hickory Boulevard** **Nashville, TN 37218**	**Same**	**078 109.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Thomas E. Rogers, Jr., Trustee, of the Thomas E. Rogers, Jr. Revocable Trust dated July 3, 2014,** by these presents does hereby quitclaim and convey unto **Jenny J. Rogers and Julie L. Rogers,** his heirs and assigns, all his right, title and interest in and to the following described tract of land:

Beginning in the center of Old Hickory Boulevard, said point is an iron pin; thence with said center line having a irregular curve on a straight line North 26 deg. 44' 20" East 602.93 feet, to a nail in the center of Old Hickory Boulevard; then South 61 deg. 31' 29" East (on a newly created line) 346.56 feet, to an iron pin; thence South 15 deg. 16' 26" west, 195.0 feet to an iron pin; thence South 82 deg. 25' 07" East 439.24 feet to an iron pin in Lewis Collier West line; thence with said line South 7 deg. 16' 10" West 250 feet to an iron pin; thence North 83 deg. 43' 50 West 369.49 feet to an iron pin in a fence line; thence following the existing fence line and said joint boundary line North 81 deg. 50' 12" West 566.77 feet to the point of beginning and containing 7.5 acres more or less, according to a survey by John O'Connor, Tennessee License No. 458, dated February 18, 1993.

Being the same property conveyed to Thomas E. Rogers, Jr., Trustee, of the Thomas E. Rogers, Jr. Revocable Trust dated July 3, 2014 by Quitclaim Deed from Thomas E. Rogers, Jr., an unmarried person, dated July 3, 2014, of record in Instrument No 20140708-0060120, and recorded July 8, 2014 Register's Office, Davidson County, TN.

This is improved property known as **4762 Old Hickory Blvd, Nashville, TN 37218**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

The said Quitclaim Deed was prepared solely upon the information provided by the parties and no title examination or research was requested of or conducted by the preparer thereof.

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.

Thomas E Rogers Jr

Thomas E. Rogers, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for the said County and State, Thomas E. Rogers, Jr., Trustee, of the Thomas E. Rogers, Jr. Revocable Trust dated July 3, 2014, the within named bargainor, with who I am personally acquainted (or proved to me the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of July, 2021.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires:
9-30-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other ~~monetary~~ consideration.

Affiant

Sworn to and subscribed before me this 20th day of July, 2021.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires:
9-30-2024