AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main Street, Ste. 1061
Akron, OH 44311
File No. 01-21021455-04c

Karen Johnson Davidson County
Batch# 733705 DEEDQC
10/11/2021 12:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211011-0136452

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 086 10 0A 001.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 26 day of July, 2021, by and between **MATTHEW L. ROGERS, A SINGLE PERSON and VICKI M. ROGERS, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE DANIEL ROGERS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, a mailing address of 101 Lakeside Court, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **MATTHEW L. ROGERS, AN UNMARRIED MAN**, a mailing address of 101 Lakeside Court, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEING LOT NUMBER 1, ON THE PLAN OF HERMITAGE HIGHLANDS, OF RECORD IN INSTRUMENT NUMBER 20030422-0052784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Property Address: 101 LAKESIDE COURT, HERMITAGE, TN 37076

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed by Warranty Deed from Dudley Kenneth Blankenship, unmarried (Grantor) to Matthew L. Rogers, a single person, and Vicki M. Rogers, a married woman, as tenants in common with right of survivorship (Grantee), dated 08/30/2017 and recorded on 08/30/2017 under Document No. 20170830-0089401 in the Records of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MATTHEW L. ROGERS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MATTHEW L. ROGERS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. 101 Lakeside Court, Hermitage TN 37076

Witness my hand and seal, at office in Davidson, this 26 day of July, 2021.

Notary Public
My Commission expires: 09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Vicki M. Rogers
VICKI M. ROGERS

DANIEL ROGERS

STATE OF GEORGIA
COUNTY OF GREENE

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, VICKI M. ROGERS and DANIEL ROGERS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in GREENSBORO GA, this 29th day of JULY, 2021.

Zenell C. Hanley
Notary Public ZENELL C. HANLEY
My Commission expires: 7/22/2022

ZENELL C HANLEY
Notary Public - State of Georgia
Cobb County
My Comm. Expires July 22, 2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 26 day of July, 2021.

Notary Public
My Commission Expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

MATTHEW L. ROGERS
101 LAKESIDE COURT
HERMITAGE, TN 37076

Name and address of property owner:

MATTHEW L. ROGERS
101 LAKESIDE COURT
HERMITAGE, TN 37076

Tennessee Certification of Electronic Document

I, Donna Scaretto, 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 July 26, 2021 (date of document).

Affiant Signature

07-05-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954