This Instrument Prepared By:
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FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 895848 DEEDQC
07/29/2022 09:12:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220729-0086437

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
C.G. WEINBERGER, Trustee		
WEINBERGER LIVING TRUST	SAME AS NEW OWNER	147-11-0-070.00
513 Leeanne Drive		
Nashville, Tennessee 37211		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(4).

CRYIL G. WEINBERGER, Death Trustee
ROGERS LIVING TRUST dated April 4, 2002

Sworn to and subscribed before me this July 20th, 2022.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CYRIL G. WEINBERGER, Death Trustee for the ROGERS LIVING TRUST dated April 4, 2002, (Certificate of Trust for the ROGERS LIVING TRUST dated April 4, 2002 attached), pursuant to item 2., Section 1. of the First Amendment of the ROGERS LIVING TRUST dated April 4, 2002, as amended March 25, 2014, do hereby quitclaim, release, and convey any and all of its right, title and interest in and to that certain real estate located in Davidson County, Tennessee, being a one-half undivided interest, to C.G. WEINBERGER, Trustee of the WEINBERGER LIVING TRUST dated April 4, 2002, and any amendments thereto, being more particularly described as follows:

BEING Lot No. 422 on the plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 & 67, Register's Office, Davidson County, Tennessee.

SAID Lot No. 422 fronts 72 feet on the southerly side of Leeanne Drive and runs back 193.4 feet on the westerly line and 814.7 feet on the easterly line to a deadline in the rear, being a broken line, which measures 96 feet.

Being the same property conveyed to BETTY J. ROGERS, Trustee or her successors in trust, under the ROGERS LIVING TRUST dated April 4, 2002, by BETTY J. ROGERS, unmarried, by Warranty Deed of record in Instrument No. 20020411-0045282, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, liens, setback lines, conditions and encumbrances of record.

The foregoing description is taken from the prior deed of record.

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.

This is improved property known as: 513 Leeanne Drive, Nashville, Tennessee 37211.

WITNESS MY HAND this July 20, 2022.

ROGERS LIVING TRUST
Dated April 4, 2002

By: _____
CYRIL G. WEINBERGER, Death Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYRIL G. WEINBERGER, Death Trustee for the ROGERS LIVING TRUST Dated April 4, 2002, and with whom I am personally acquainted, and who acknowledged that he, in her capacity to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 20th 2022.

_____
NOTARY PUBLIC

My Commission Expires _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

EXHIBIT A

CERTIFICATION OF TRUST
(Under the Tennessee Uniform Trust Code)

The undersigned, constituting all of the trustees of the ROGERS LIVING TRUST, dated April 4, 2002, ("Trust"), being first duly sworn, depose and say:

1. **EXISTENCE OF TRUST.** This Certification of Trust refers to the Rogers Living Trust, dated April 4, 2002, and the First Amendment thereto executed on March 25, 2014.

2. **IDENTITY OF GRANTOR, SETTLOR, OR TESTATOR.** The Grantor/Settlor/Testator of the trust was BETTY J. ROGERS. BETTY J. ROGERS died on March 10, 2022 at the age of Ninety-One (91) years.

3. **CURRENTLY ACTING TRUSTEE(S).** Under the First Amendment to the Rogers Living Trust, CYRIL GEORGE WEINBERGER, is appointed as the current Death Trustee of the Trust.

4. **POWERS OF TRUSTEE.** The Trustee hereby certifies that he has all the powers granted to trustees under the Uniform Trust Code adopted by the state of Tennessee without limitation.

5. **RESTRICTIONS IMPOSED UPON TRUSTEE.** There are no restrictions imposed upon the trustee of the trust dealing with the assets of the trust.

6. **NAME OF SUCCESSOR TRUSTEE(S).** in the event CYRIL GEORGE WEINBERGER is no longer able to serve as Death Trustee, the Successor Trustees, in order of succession are (1) DEBBIE MINGEL, SHARON LEE ROGERS, AND CINDY HARRISON, AS CO-TRUSTEES.

7. **REVOCABILITY/IRREVOCABILITY OF TRUST.** Upon the death of BETTY J. ROGERS, the Trust is now irrevocable.

8. **EXERCISE OF POWERS BY TRUSTEE(S).** ***Any one*** of the currently-acting trustees may act to exercise identified powers of the trustee.

9. **IDENTIFYING NUMBER.** During any period that the trust is a Grantor Trust, the Taxpayer Identification Number of the Trust is BETTY J. RODGERS' Social Security number, in accordance with Treasury Regulation Section 301.6109-1(a)(2).

10. **BENEFICIARIES.** Following is a list of beneficiaries of the trust and their relationship to the Grantor/Settler/Testator.

Name of Beneficiary	**Relationship**
CYRIL GEORGE WEINBERGER	Husband

11. **ESTABLISHMENT OF TRUST.** The trust was established in the State of Tennessee.

12. **TITLE TO TRUST ASSETS.** Title to assets of the trust is to be taken in the following form: **ROGERS LIVING TRUST, dated April 4, 2022, and any amendments thereto.**

TRUSTEE:

CYRIL GEORGE WEINBERGER,
DEATH TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

SUBSCRIBED AND SWORN to before me on this 20th day of July, 2022.

Notary Public

