Prepared by:
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TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Nancy H. Rogers
Affiant

Subscribed and sworn to before me this 4th day of August, 2022.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 899845 DEEDQC
08/05/2022 03:32:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220805-0089537

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nancy H. Rogers, Trustee 4733 Old Hickory Blvd. Nashville, TN 37218.	New Owner	093-15-231

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Nancy H. Rogers, unmarried, surviving tenant by the entirety of Martin E. Rogers, deceased,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **Nancy H. Rogers, Trustee, or her successor trustees in interest as they may appear, of The Nancy H. Rogers Living Trust, u/a dated August 4, 2022, and any amendments thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Southern Twenty-Three feet of Lot No. 87 and the Northern Seven Feet of Lot No. 88 in Paul's Elysian Grove Plan as registered in Plan Book No. 1, Page 134, Chancery Court at Nashville Tennessee. Said Southern part of Lot No. 87 and Northern part of Lot No. 88 fronting together thirty feet on the Eastern side of Fourth Avenue, South, formerly Cherry Street and running back Eastwardly between parallel lines one hundred thirty-five feet, more or less, to an alley.

Being the same property conveyed to Martin E. Rogers and Nancy Rogers, husband and wife, by warranty deed dated March 10, 2014, from Thomas E. Rogers, unmarried, of record in Instrument no. 20140312-0020613, Office of the Register of Deeds of Davidson County, Tennessee. The said Martin E. Rogers having since died leaving Nancy Rogers as the sole surviving tenant by the entirety.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor, as the surviving spouse, to himself as Trustee of his revocable living trust.

This is improved property known as 1012 4th Avenue South, Nashville, TN 37211.

Witness my hand this 4th day of August, 2022.

Nancy H. Rogers

Nancy H. Rogers

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 **Nancy H. Rogers**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2022.

Notary Public

My commission expires: 11/08/22

