Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 24 day of October, 2022.

Notary Public

My commission expires: 09/27/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 935566 DEEDQC
10/31/2022 09:36:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221031-0117149

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas E. Rogers, Trustee 4758 Old Hickory Blvd. Nashville, TN 37218	New Owner	093 15 0 182.00

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, **Thomas E. Rogers, Sr., Surviving Trustee of the Thomas E. Rogers, Sr. and/or Jean S. Rogers Joint Revocable Living Trust Agreement u/a dated April 30, 1997,** and **Sharon Rogers Work and Carol Rogers Malone, Successor Co-Trustees of the Walter E. Rogers and Alice M. Rogers Joint Revocable Living Trust Agreement u/a dated July 1, 1996,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Thomas E. Rogers, Sr. Trustee, or his successor trustees in interest as they may appear, of The Thomas E. Rogers, Sr. and/or Jean S. Rogers Joint Revocable Living Trust Agreement u/a dated April 30, 1997 an *undivided one-half interest,* and Sharon Rogers Work and Carol Rogers Malone, Co-Trustees of the Walter E. Rogers and Alice M. Rogers Joint Revocable Living Trust Agreement u/a dated July 1, 1996, and any amendments thereto, an *undivided one-half interest,* as tenants in common,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

See Exhibit "A"

Land in Davidson County, Tennessee, being more particularly described as Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax.

This is improved property known as 935 4th Avenue South, Nashville, TN 37210.

Witness my hand this 24 day of October, 202

T E Rogers

Thomas E. Rogers, Sr., Trustee

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 **Thomas E. 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, and further stated that he is the trustee of the respective trust named in the within instrument and has authority to execute this instrument in the capacity of trustee for respective trust.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of October, 2022.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 21 day of October, 2022.

Sharon Rogers Work

Sharon Rogers Work, Co-Trustee

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 **Sharon Rogers Work**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further stated that she is the co-trustee of the respective trust named in the within instrument and has authority to execute this instrument in the capacity of trustee for respective trust.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of October, 2022.

Notary Public

My commission expires: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 27 day of October, 2022.

Carol Rogers Malone

Carol Rogers Malone, Trustee

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Carol Rogers Malone**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further stated that she is a co-trustee of the respective trust named in the within instrument and has authority to execute this instrument in the capacity of co-trustee for respective trust

Witness my hand and official seal at Blountville, Tennessee, this 27th day of October, 2022.

Fonda Southall

Notary Public

My commission expires: 1-28-2023

FONDA L SOUTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

EXHIBIT "A"

PARCEL NO. 1

Land in Davidson County, Tennessee, being the south 10 feet of Lot No. 54 and the north 35 feet of Lot No. 55 of the Barrow Grove Plan of Lots, as of record in Book "S", page 279, Register's Office for said County.

Said parts of Lots Nos. 54 and 55 front together 45 feet on the west side of 4th Avenue South and run back between parallel lines 165 feet to an alley.

PARCEL NO. 2

Land in Davidson County, Tennessee, being the northerly 25 feet of the southerly 85 feet of Lot No. 55 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County.

Said part of Lot No. 55 fronts 25 feet on the westerly side of 4th Avenue, South, formerly Cherry Street and runs back between parallel lines 165 feet, more or less, to an alley.

PARCEL NO. 3

Land in Davidson County, Tennessee, being the northerly 30 feet of the southerly 60 feet of Lot No. 55 on the Plan of Barrow's Grove, as of record in Book "S", page 279, Register's Office for said County.

Said part of Lot No. 55 fronts 30 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Thomas E. Rogers and wife, Jean S. Rogers, Trustees U/A/D April 30, 1997 of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments therefo, by quitclaim deed from T. E. Rogers, individually, dated April 30. 1997, of record in Book 10436, Page 789, Office of the Davidson County, Tennessee Register of Deeds. Jean S. Rogers having since died; ***and***

Further, being the same property conveyed to Walter E. Rogers and wife, Alice M. Rogers, Trustees U/A/D July 1, 1996 of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments therefo, by quitclaim deed dated July 29, 1996, from W. E. Rogers, individually, of record in Book 10137, Page 351, Office of the Davidson County, Tennessee Register of Deeds.

Note: The subject property should have been conveyed in the above conveyances to the trusts with each receiving an undivided one-half interest. Instead, each trust was erroneously conveyed the entire interest. The current conveyance seeks to rectify erroneous conveyances by conveying to each trust the correct undivided one-half interest as tenants in common.