Karen Johnson Davidson County
Batch# 940452 DEEDQC
11/14/2022 09:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221114-0120959

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Edward John Rogers, Trustee, Affiant Subscribed and sworn to before me, this 10th day of November, 2022. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2025

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Edward John Rogers and/or Renee Christine Rogers, Trustees 4303 Lealand Lane Nashville, TN 37204	SAME	13205005200

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward John Rogers and wife, Renee Christine Rogers**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Edward John Rogers and/or Renee Christine Rogers, Trustees of the Edward & Renee Rogers Living Trust, established by the Revocable Trust Agreement of Edward John Rogers and Renee Christine Rogers dated November 10, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 10th day of November, 2022.

Edward John Rogers

Renee Christine Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward John Rogers and Renee Christine Rogers, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 2022.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 10, on the Plan of Glendale Park, Section One, as of record in Book 1130, Page 45, Register's Office for said County, reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward Rogers and Renee Rogers, a married couple, by Deed dated March 9, 2022, from Peter Magargee, Trustee of the Peter Sean Magargee Revocable Living Trust, recorded March 17, 2022, in Instrument No. 20220317-0031082, in the Register's Office for Davidson County, Tennessee.

Edward John Rogers and Edward Rogers are one and the same person. Renee Christine Rogers and Renee Rogers are one and the same person.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4303 Lealand Lane, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 November 10, 2022.

November 10, 2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of November, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

