This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 941777 DEEDQC
11/16/2022 09:20:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221116-0121920

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Rogers Kamm Tennessee Community Property Trust 2205 State Street Nashville, TN 37203	Same	92-15-104

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **HELEN SFIKAS ROGERS** and **LAWRENCE J. KAMM**, wife and husband ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **HELEN SFIKAS ROGERS** and **LAWRENCE J. KAMM**, as the Co-Trustees of the **ROGERS KAMM TENNESSEE COMMUNITY PROPERTY TRUST**, and its successors, heirs and assigns. The real estate is described as follows:

BEING the Easterly half of Lot Nº's 19, 20 and 21 on the Plan of Percy D. Maddin's Subdivision of certain Lots in The Elliston Plan, as of record in Plat Book Nº 57, Page Nº 139, Register's Office of Davidson County, Tennessee, and being further described as follows:

BEGINNING at an Iron Pin in the Southeasterly Margin of State Street, said point of beginning being located North 57 degrees 58 minutes 10 seconds East 72.08 feet from the intersection point of the Southeasterly Margin of State Street and the Northeasterly Margin of Louise Avenue; Thence, continuing with said Southeasterly Margin of State Street North 57 degrees 58 minutes 10 seconds East 72.00 feet to an Iron Spike in the Southwesterly Margin of the Public Alley Nº 903 (being 11.0 feet wide); Thence, with said Margin of the Alley South 31 degrees 54 minutes 00 seconds East 146.00 feet to an Iron Pin at the Common Rear Corner of Lots 18 and 19 on said Plan of Percy D. Maddin; Thence, with the Common Line between said Lots 18 and 19, South 57 degrees 58 minutes 10 seconds West 72.00 feet to an Iron Pin; Thence, North 31 degrees 54 minutes 00 seconds West 146.00 feet to the point of beginning, and containing 0.241 acres, or 10,512 square feet, more or less.

Being the same property conveyed to Helen Sfikas Rogers and Spouse, Lawrence J. Kamm, as tenants by the entireties with the right of survivorship, from Philip M. Walden and Peggy Hackett Walden, by Warranty Deed of record in Instrument No. 00010623-0000082, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

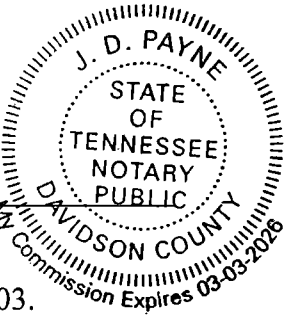
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 11th day of November, 2022.

Affiant

Notary Public

My Commission Expires: 

This is improved property known as 2205 State Street, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of November, 2022.

HELEN SFIKAS ROGERS

LAWRENCE J. KAMM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN SFIKAS ROGERS, and wife, LAWRENCE J. KAMM, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of November, 2022.

Notary Public

My Commission Expires: 9/2/2024

