Karen Johnson Davidson County
Batch# 1109336 DEEDQC
03/08/2024 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016428

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

**PREPARED BY & RETURN TO:**
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07339

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ophalyon "Faye" Rogers<br>Revocable Living Trust<br>137 Summit Run Place<br>Hermitage, TN 37076 | New Owner | 086 03 0A<br>010.00 |

# QUITCLAIM DEED

THIS INDENTURE made between, **Ophalyon "Faye" Rogers, individually, and Ophalyon "Faye" Rogers, Judy Diane Rogers, and Ronnie Gayle Rogers, Co-Trustees of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023**, hereinafter "First Party", and **Ophalyon "Faye" Rogers, Judy Diane Rogers, and Ronnie Gayle Rogers, Co-Trustees of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023**, hereinafter "Second Party":

## WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Being Lot No. 10 on the plan of SUMMIT RUN, PHASE ONE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ophalyon "Faye" Rogers, Trustee U/A/D, by Warranty Deed from NVR Fox Ridge, Inc, of record in Book 10710, Page 624, in the Register's Office of Davidson County, Tennessee, dated November 14, 1997 and recorded on December 05, 1997. Also being Re-Recorded in Book 10746, Page 116, Register's Office of Davidson County, Tennessee.

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

This property is improved property known as: 137 Summit Run Place, Hermitage, TN 37076.

**The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 7th day of March, 2024.

Ophalyon "Faye" Rogers

Ophalyon "Faye" Rogers, Co-Trustee of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023

Judy Diane Rogers, Co-Trustee of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023

Ronnie Gayle Rogers, Co-Trustee of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023

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 Ophalyon "Faye" Rogers, both individually and as Co-Trustee of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 7th day of March 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

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 Judy Diane Rogers, Co-Trustee of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 7th day of March 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

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 Ronnie Gayle Rogers, Co-Trustee of the Ophalyon "Faye" Rogers Revocable Living Trust Agreement dated July 11, 1996, amended and restated May 2, 2013, and amended June 12, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 7th day of March 2024.

Notary Public
My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

# TRUE COPY CERTIFICATION

**Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021**

I, Christin M. Johnston *(custodian's name)*, 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 March 7th 2024 *(date of document)*.

Custodian's Signature 3/8/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024