Karen Johnson Davidson County
Batch# 1132859 DEEDQC
05/09/2024 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034189

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JOEL E. ROGERS, AFFIANT Subscribed and sworn to before me, this 8th day of May 2024. NOTARY PUBLIC My Commission Expires: 10/4/2027 EARL LOH NOTARY PUBLIC TENNESSEE My Comm Exp. 10/4/2027 COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOEL E. ROGERS and KIMBERLY A. CALDWELL 1542 Hudson Road Madison, TN 37115	New Owner	Map and Parcel No.: 063-00-0-257.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joel E. Rogers, as Trustee ("Trustee") of the Thomas P. Rogers Irrevocable Gift Trust, created October 19, 2015, ("Trust") do hereby quitclaim, transfer and convey unto Joel E. Rogers and Kimberly A. Caldwell, husband and wife, their successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1542 Hudson Road, Madison, Tennessee 37115, and more particularly described as follows:

Land in Davidson County, Tennessee, beginning at an iron rod situated in the southerly margin of Hudson Road, said point also being the northeast corner of the William J. Dillard & wife property of record in Book 5883, Page 211, Register's Office for Davidson County, Tennessee, thence leaving said road, S 21 deg. 53' 11" E, a distance of 342.55 feet to an iron road; thence S

49 deg. 07' 17" E, a distance of 265.05 feet to an iron rod; thence S 21 deg. 39' 26" E, a distance of 209.89 feet to an iron rod; thence, S 08 deg. 09' 50" E, a distance of 647.29 feet to an iron rod; thence S 81 deg. 50' 10" W, a distance of 499.24 feet to the point of beginning and containing 234,899,904 square feet or 5.416 acres of land.

Being the same property conveyed to Thomas P. Rogers, Trustee of the Thomas P. Rogers Irrevocable Trust, created October 19, 2015, from Joel E. Rogers and Kimberly A. Caldwell by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20170608-0057633. This instrument was corrected by Scrivener's Affidavit recorded in the Register's Office of said county and state at Instrument No. 20240322-0019747.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 8th day of May 2024.

Joel E. Rogers, Trustee of the Thomas P. Rogers Irrevocable Gift Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Joel E. Rogers, Trustee of the Thomas P. Rogers Irrevocable Gift Trust**, 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 office, this 8th day of May 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, John R. Wilks, 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 5/2/24 (date of document).

JRW
Affiant Signature

5/2/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2ND day of May, 2024.

Shanae McFerrin
Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025