Karen Johnson Davidson County
Batch# 1171616 DEEDQC
08/19/2024 09:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240819-0063334

Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road, Suite 101
Westlake Village, CA 91361
File No. 2498881TN

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 132-05-0-052-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 30th day of July, 2024, by and between **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,** residing at 4303 Lealand Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **Edward John Rogers and Renee Christine Rogers, husband and wife, as tenants by the entirety,** residing at 4303 Lealand Lane, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4303 Lealand Lane, Nashville, TN 37204

THIS BEING THE SAME PROPERTY CONVEYED 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 BY DEED FROM EDWARD JOHN ROGERS AND WIFE, RENEE CHRISTINE ROGERS DATED NOVEMBER 10, 2022 AND RECORDED NOVEMBER 14, 2022 UNDER 20221114-0120959 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Trustee

Edward John Rogers, Trustee 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

Renee Christine Rogers, Trustee

Renee Christine Rogers, Trustee 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

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Edward John Rogers and 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** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 30th day of July, 2024.

Keisha Aighewi
Notary Public

My Commission expires: 03-09-2027

KEISHA AIGHEWI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Alexys Riggins

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 5th day of August, 2024.

Notary Public
My Commission Expires: 04-07-2025

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Name and address for person(s) responsible for taxes:

Edward John Rogers and Renee Christine Rogers
4303 Lealand Lane
Nashville, TN 37204

Name and address of property owner:

Edward John Rogers and Renee Christine Rogers
4303 Lealand Lane
Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, 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.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID Number: 132-05-0-052-00

Property commonly known as: 4303 Lealand Lane, Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Alexys Riggins, 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 July 30th, 2024 (date of document).

Affiant Signature

8/5/2024
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

My Commission Expires: 04-07-2025

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

NOTARY'S SEAL