Karen Johnson Davidson County
Batch# 1197433 DEEDQC
10/23/2024 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241023-0082443

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Marjorie Mae Roher, Affiant Sworn to and subscribed before me this 10-22-24. Comm Exp: _____ Notary Public

This Instrument Prepared by: Robert M. Pautienus III, Esq.
FIDELIS LAW PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JENNIFER JOYCE ROHER		
8016 Pine Forest Drive	Same as New Owner	128-10-0A-023.00-CO
Nashville, Tennessee 37221		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARJORIE MAE ROHER, Sole Trustee of the CARRIC REVOCABLE TRUST DATED February 6, 1999 (Grantor) Certificate of Trust attached as Exhibit A, as RICHARD T. ROHER having since passed, do hereby quitclaim, transfer, release, and convey any and all of its right, title and interest, being Forty Eight Percent (48%), in and to that certain real estate located in Davidson County, Tennessee, to JENNIFER JOYCE ROHER, unmarried (Grantee), being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Pine Forest, Section One, of record in Plat Book 9700, Pages 712 and 713, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RICHARD T. ROHER and MARJORIE MAE ROHER, Co-Trustees of the CARRIC REVOCABLE TRUST dated February 6, 1999, and JENNIFER JOYCE ROHER, as Co-Tenants in Common (The said RICHARD T. ROHER now deceased), from RICHARD T. ROHER and wife, CAROLYN JOYCE ROHER, by Quitclaim Deed of record in Instrument 20210309-0030535, Register's Office for Davidson County, Tennessee.

The foregoing description is taken verbatim from the prior deed of record.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND RESTRICTIONS AND EASEMENTS OF RECORD.

The legal description is taken from the prior deed of record.

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

The improved property is known 8016 Pine Forest Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, the Grantor has executed this instrument on October 22, 2024.

CARRIC REVOCABLE TRUST dated February 6, 1999

BY: Marjorie Mae Roher
MARJORIE MAE ROHER, Trustee

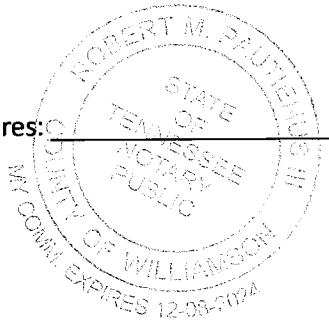
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARJORIE MAE ROHER, as sole Trustee of the CARRIC REVOCABLE TRUST dated February 6, 1999, with whom I am personally acquainted, and who acknowledged that she, in her capacity to do so, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 22, 2024.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 October 22, 2024.

10/22/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Exhibit A

CERTIFICATION OF TRUST
(Under the Tennessee Uniform Trust Code)

The undersigned, constituting all of the trustees of CARRIC REVOCABLE TRUST, dated February 6, 1999, and any amendments thereto ("Trust"), being first duly sworn, depose and say:

1. **EXISTENCE OF TRUST.** The Trust is in existence and consists of a irrevocable trust which was executed on February 6, 1999.

2. **IDENTITY OF GRANTORS, SETTLORS, OR TESTATORS.** The Grantors/Settlors/Testators of the Trust were RICHARD THOMAS ROHER and CAROLYN JOYCE ROHER.

3. **CURRENTLY ACTING TRUSTEE(S).** MARJORIE MAE ROHER is the currently acting Trustee of the Trust.

4. **POWERS OF TRUSTEE.** Each Trustee hereby certifies that she has all the powers granted to trustees under the Uniform Trust Code adopted by the State of Tennessee without limitation.

5. **RESTRICTIONS IMPOSED UPON TRUSTEE.** There are no restrictions imposed upon the Trustee of the Trust dealing with the assets of the Trust.

6. **REVOCABILITY/IRREVOCABILITY OF TRUST.** The Grantors/Settlors/Testators of the Trust, RICHARD THOMAS ROHER and CAROLYN JOYCE ROHER, are deceased and therefore the Trust is irrevocable.

7. **EXERCISE OF POWERS BY TRUSTEE(S).** ***Any one*** of the currently-acting Trustees may act to exercise identified powers of the Trustee.

8. **IDENTIFYING NUMBER.** The Trust does not have a current Taxpayer Identification Number, as it has no taxable income.

9. **BENEFICIARIES.** Following is a list of beneficiaries of the Trust: RICHARD THOMAS ROHER JR., MARJORIE MAE ROHER and JENNIFER JOYCE ROHER, the Trustors' children.

10. **ESTABLISHMENT OF TRUST.** The Trust was established in the State of Maryland, but is governed by Tennessee law.

11. **TITLE TO TRUST ASSETS.** Title to assets of the Trust is to be taken in the following form: **"The Carric Revocable Trust, dated February 6, 1999, and any amendments thereto"**

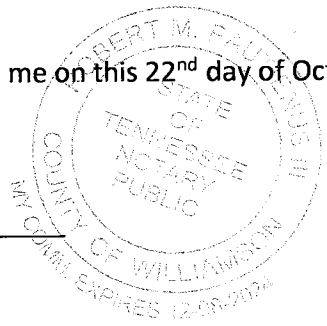
12. **ACKNOWLEDGMENT AND INDEMNIFICATION.** The Trust has not been revoked, modified, or amended to make any representations in this CERTIFICATION OF TRUST incorrect and the trustee(s) signing this document is/are the corporate trustee or one or more of the acting trustees.

Marjorie Mae Roher

MARJORIE MAE ROHER, **Trustee**

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

SUBSCRIBED AND SWORN to before me on this 22nd day of October, 2024.



Notary Public