Instrument Prepared by:
One Trusted Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

Karen Johnson
Batch # 1219637
12/26/2024 11.12 31 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099677

ADDRESS NEW OWNER:
Jessica Schreiner Rogers, Trustee
116 Woodward Hills Place
Nashville, TN 37207

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
131 07 0E 009.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jessica Schreiner Rogers, Trustee of the Ella Rogers Irrevocable Trust dated February 21, 2024, (herein "Grantor") has this day bargained and sold and do by these presents sell, transfer and convey unto:

Frank Mandeville Rogers V (herein "Grantee"), his, heirs and assigns, all its right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5-B, together with the appurtenant interest in the common elements of Evergreen Homeowners' Association, Inc., a Horizontal Property Regime established by Master Deed, of record in Book 6936, Page 936, First Amendment of record as Instrument 20170424-0040042, and recorded as Instrument 20170424-0040045, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of EVERGREEN of record in Plat Book 6250, Page 395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Schreiner Rogers, Trustee of the Ella Rogers Irrevocable Trust dated February 21, 2024, by Warranty Deed from Brian Jansen, a Married Man, of record in Instrument No. 20240524-0039009, in the Register's Office of Davidson County, Tennessee, dated May 23, 2024, and recorded on May 24, 2024.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1923 Randolph Place, Nashville, TN 37215.

The Grantors and Grantees are parent and child.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 19th day of DECEMBER, 2024.

Jessica Schreiner Rogers, Trustee

State of Tennessee)
County of Williamson)

On this the 19th day of December, 2024, before me, a Notary Public, personally appeared Jessica Schreiner Rogers, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand ~~and official~~ seal.

Notary Public

My commission expires: 03/18/2025

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee)
County of Williamson)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2024.

Notary Public

My commission expires: 03/18/2025

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON