AFTER RECORDING RETURN TO:
Sydney Rogers
2300 Ashwood Avenue
Nashville, TN 37212
File No. 74836197

Karen Johnson Davidson County
Batch# 1288473 DEEDQC
06/23/2025 11:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250623-0048985

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

Tax ID No.: 10415018500

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 12 day of JUNE, 2025, by and between **Sydney Rogers F/K/A Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021,** residing at 2300 Ashwood Avenue, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Sydney Rogers, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021,** residing at 2300 Ashwood Avenue, Nashville, TN 37212, 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: 2300 Ashwood Avenue, Nashville, TN 37212

Being the same property conveyed to the Grantor(s) in a Deed recorded on March 31, 2022 under Instrument No. 20220331-0037166. in the Register's Office of Davidson County, Tennessee.

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.

Sydney Rogers

Sydney Rogers F/K/A Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021,

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sydney Rogers F/K/A Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021,** 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, this 12 day of JUNE, 2025.

Notary Public

My Commission expires: ~~3/9/29~~ 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

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.

Sydy Rogrs
Affiant

Print Name: Sydney Rogers

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 12 day of JUNE, 2025.

Notary Public
My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Sydney Rogers
4524 Beacon Drive
Nashville, TN 37215

Name and address of property owner:

Sydney Rogers
4524 Beacon Drive
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 10415018500

Land situated in the County of Davidson in the State of TN

BEING THE EASTERLY 65 FEET OF LOT NO. 65 ON THE PLAN OF SUNSET PARK SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 132, R.O.D.C., TENNESSEE.

SAID PART OF LOT NO. 65 FRONTS 65 FEET ON THE NORTHERLY SIDE OF WEST ASHWOOD AVENUE, FORMERLY "A" STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160.5 FEET TO A DEAD LINE.

Commonly known as: 2300 ASHWOOD AVE, Nashville, TN 37212

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, by deed dated March 4, 2022 of record in Deed Instrument/Case No. 20220331-0037166, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 6/12/2025 (date of document).

Affiant Signature

Jun 13, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 13 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE