Karen Johnson Davidson County
Batch# 1290764 DEEDQC
06/27/2025 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250627-0050772

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Cecil J. Rogers and Yolanda D. Rogers, Trustee 2828 Western Hills Drive Nashville, TN 37214	Same	062 11 0 011.00

Quitclaim Deed to Trustee

Grantor: C. J. Rogers and Y. D. Rogers, Husband and Wife
Grantee: Cecil J. Rogers and Yolanda D. Rogers, Trustee of the Revocable Trust of Cecil J. Rogers and Yolanda D. Rogers, dated June 20, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.170 on the Plan of Sutherland Heights, Section V, of record in Book 2900, page 1, Register's Office for said County, described as follows:

Beginning in the south margin of Alvinwood Drive at the corner of Lots Nos. 170 and a reserved tract; thence with said Drive, east 160 feet to a monument; thence around a curve in a southerly direction, 39.27 feet to a monument in the west margin of Western Hills Drive; thence along said Drive, southerly 129.6 feet to a monument at the southeast corner of the lot; thence west along the rear line of lot, 257.7 feet to the southeast corner of the reserved tract; thence along the line between the reserved tract and Lot No.170, northerly 217.4 feet to the beginning.

Also included in the conveyance:

Land in the 3rd Civil District of Davidson County, Tennessee, being an un-recorded reserved parcel of land fronting 183.7 feet on the southerly side of Alvinwood Drive, a designated right-of-way, and extending back 217.4 feet on the easterly side line and 305.1 feet on the westerly side line to a line in the rear measuring 93 feet, on the Plan of Sutherland Heights, Section 5, of record in Book 2900, page 1, Register's Office for said County.

Being the same property conveyed to C. J. Rogers and Y. D. Rogers by deed from Steven Dozier, of record in Instrument No. 20241204-0094283, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2828 Western Hills Drive, Nashville, TN 37214.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

C. J. Rogers, Grantor

Y. D. Rogers, Grantor

State of Tennessee
County of Sumner

On June 20, 2025, before me personally appeared C. J. Rogers, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On June 20, 2025, before me personally appeared Y. D. Rogers, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Cecil J. Rogers, Trustee
Grantee

Sworn to and subscribed before me on June 20, 2025.

Notary Public
My commission expires: 04/26/27

JOSHUA R. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 June 20, 2025.

Signature

6/20/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on June 20, 2025.

Notary's Signature
My Commission Expires: 04/26/27

JOSHUA R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER