Karen Johnson Davidson County
Batch# 1295502 DEEDQC
07/09/2025 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250709-0054074

This instrument prepared by: (jca)
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Susan Ruff McClure, Trustee of The BMW Legacy Trust, dated April 22, 2025 3114 Grafton District Road Yorktown, VA 23692	(NAME) David E. Rogers and Lori N. Rogers 4950 Whites Creek Pike Whites Creek, TN 37189	030 00 0 067.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jackie Howard McClure and wife, Susan McClure,** Grantor, does hereby quitclaim and convey their 2/3 undivided interest unto **Susan Ruff McClure, Trustee of The BMW Legacy Trust, dated April 22, 2025**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

A tract of land in the 14th Civil District of said County and State, near Whites Creek Pike, described according to a survey made by James A. Hamilton, Jr., Engineer, December 28, 1964, as follows:

Beginning at a point in Giliam's line; thence south 39° 15' 36" West 462 feet; thence south 69° 25' west 198 feet; thence south 42° 25' west 138.6 feet; thence north 44° 35' west 66 feet; thence south 87° 25' west 132 feet; thence south 42° 25' west 541 feet to a walnut cor.; thence with a fence line south 28° 10' 17" east 617.5 feet to a beech cor.; thence with a fence line north 85° 16' 47" east 1234.2 feet to Gilliam's line; thence with said line north 17° 00' west 1391.6 feet to the beginning, containing 26.32 acres, more or less.

Together with the right-of-roadway from the above tract of land along Gilliam's line up the creek to a gate on the Pike just above Gilliam's barn.

INCLUDED BUT SPECIFICALLY EXCLUDED FROM THE ABOVE is that tract of land conveyed to David Rogers and wife, Lori Perkins Rogers, from Charles D. Spurlock, Jr. and wife, Carol Spurlock, and Charles D. Spurlock and wife, Virginia Faye Spurlock, by Warranty Deed dated September 13, 2013, filed of record on September 23, 2013, in Instrument No. 20130923-0099601, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
A tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and more particularly described as per the survey of Steven E. Artz, Tennessee License No. 1708, D/B/A, Steven E. Artz and Associates, Inc., dated December 18, 2003, as follows:
Beginning at an iron pin (old), the southeast corner of a tract of land which belongs to Robert D. Anderson, having a deed reference in Deed Book 11087, page 415, RODCT, the southwest corner of a tract of land which belongs to William S. Roach, having a deed reference of Instrument Number 200201228259, RODCT; the northeast corner of this tract, and continuing as follows: S 17 deg. 00' 50" E, 307.27 feet to an iron pin (old), the southeast corner of said tract of land which belongs to William S. Roach, the southwest corner of a tract of land which belongs to Gerald Landon Aplin, having a deed reference of Instrument No. 2002111943643, RODCT; thence, S 16 deg. 58' 11" E, passing a common corner of said tract of land which belongs to Gerald Landon Aplin, and a tract of land which belongs to Stella and Thelma Gilliam, having a deed reference of Instrument Number 20030718101061, RODCT, and continuing in all, 987.08 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Stella and Thelma Gilliam, a corner of a tract of land which belongs to Reba Louise Moreland, having a deed reference in Book 1850, page 506, RODCT; thence, S 85 deg. 23' 13" W, 404.66 feet to an iron pin (mew), in the northerly boundary of said tract of land which belongs to Reba Louise Moreland; thence with a new line, as follows: N 16 deg. 18' 26" W, 951.01 feet to an iron pin (new); thence, N 39 deg. 15' 36" E, 462.00 feet, to the point of beginning, containing 10.03 acres, more or less.

Being the same property conveyed to David E. Rogers and wife, Lori N. Rogers, and Jackie Howard McClure and wife, Susan McClure, as Joint Tenants, from Charles D. Spurlock and wife, Virginia Faye Spurlock, by Limited Warranty Deed dated March 3, 2022, filed of record on March 15, 2022, in Instrument No. 20220315-0030103, Register's Office for Davidson County, Tennessee.

Further, Being the same property conveyed to David E. Rogers and wife, Lori N. Rogers, an undivided 1/3 interest, and Jackie Howard McClure and wife, Susan McClure, an undivided 2/3 interest, from David E. Rogers and wife, Lori N. Rogers, and Jackie Howard McClure and wife, Susan McClure, as Joint Tenants, by Quitclaim Deed filed of record in Instrument No. 202507090054073, Register's Office for Davidson County, Tennessee.

Y: wp/misc re client docs/ McClure.The BMW Legacy Trust.qc

This conveyance is made subject to easement 40 feet in width for the purpose of laying, constructing, maintaining, operating, altering, repairing, removing, changing the size of and replacing pipelines, with additional rights, as set out in grant from T. W. Derryberry and wife, to Tennessee Natural Gas Lines, Inc. of record in Book 1361, page 109, Register's Office for Davidson County, Tennessee.

Subject to a Promissory Note as set forth in Deed filed of record in Instrument No. 20220315-0030103, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 4952 Whites Creek Pike, Whites Creek, TN 37189

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

Witness my hand this ~~28th~~ 2nd June day of ~~April,~~ 2025.

Jackie Howard McClure

Susan McClure

STATE OF VIRGINIA
COUNTY OF YORK

On this ~~28th~~ 2nd June day of ~~April,~~ 2025, before me personally appeared Jackie Howard McClure and wife, Susan McClure, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand and official seal of office, this ~~28th~~ 2nd June day of ~~April,~~ 2025.

Deanna M. Breeden
Notary Public
My Commission Expires:

DEANNA M. BREEDEN
NOTARY PUBLIC
REG. #7247673
MY COMMISSION EXPIRES
8/31/25
COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 9th day of July, 2025.

Da'Nita Lane
Affiant

My commission expires: 1/30/29
(Affix Seal)

Kim Perry
Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Y: wp/misc re client docs/ McClure.The BMW Legacy Trust.qc

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/2/25 (date of document).

Affiant Signature

6/2/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of June, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY