THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
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Nashville, Tennessee 37201
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Karen Johnson Davidson County
Batch# 1337301 DEEDQC
10/22/2025 02:48:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20251022-0084295

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Kathy Romersa
Affiant

Subscribed and sworn to before me on this 22nd day of October, 2025.

Karen Howard
Notary Public

KAREN HOWARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MARCH 6, 2029

My Commission Expires: 3-6-29

Address Owners as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Henry & Kathy Romersa 4911 Tanglewood Drive Nashville, Tennessee 37216	SAME	Map 51-16, Parcels 9, 9.01, 20 Map 61-4, Parcels 34, 35, 36 Map 117-2, Parcel 30 Map 117-3-B, Parcel 58 Map 142-3-A, Parcel 414

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for love and affection, and the sum of One and No/100 Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, I, **HENRY J. ROMERSA**, hereby remise, release and forever quitclaim unto my wife, **KATHY W. ROMERSA**, her heirs and assigns, such of my right, title and interest in and to a certain parcels of real property in Davidson County, Tennessee, as will create a tenancy-by-the-entirety in and to said real property, which is described on Exhibit A

attached hereto and incorporated herein by this reference (the "Property").

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy-by-the-entirety in and to the Property in Henry J. Romersa and wife, Kathy W. Romersa, so that the entire Property, upon the death of either, will pass to the other.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of October, 2025.

HENRY J. ROMERSA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HENRY J. ROMERSA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 22nd day of October, 2025.

Notary Public

My Commission Expires: 3-6-29

KAREN HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MARCH 6 2029

EXHIBIT A
Property Description

Parcel 1 Map 51-16, Parcel 9

Land in the 11th Civil District of Davidson County Tennessee, being part of the property described in the deed from Catherine S. Llewellyn to Henry John Romersa of record in Book 4752, page 548, Register's Office for Davidson County, Tennessee, described as Lot 4911A and 4911A Lot according to a survey by Campbell Surveying Company, Inc., dated February 17, 1993 and attached hereto as Exhibit B and incorporated herein by reference.

Being the same property conveyed by Henry J. Romersa, Trustee of the Henry J. Romersa Revocable Living Trust Agreement dated March 11, 1996, to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147747, Register's Office for Davidson County, Tennessee.

This parcel has the address of 4911 Tanglewood Drive, Nashville, Tennessee 37216.

Parcel 2 Map 51-16, Parcel 9.01

Land in the 11th Civil District of Davidson County, Tennessee, being part of the property described in a deed from Catherine S. Llewellyn to Henry John Romersa of record in Book 4752, page 548, Register's Office for Davidson County, Tennessee, described as Lot 4911B according to a survey by Campbell Surveying Company, Inc., dated February 17, 1993 and attached hereto as Exhibit B and incorporated herein by reference.

Being the same property conveyed by Packard, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147748, Register's Office for Davidson County, Tennessee.

The address of this parcel is 4918 Tanglewood Drive, Nashville, Tennessee 37216.

Parcel 3 Map 51-16, Parcel 20

Land in the 11th Civil District of Davidson County Tennessee, being part of the property described in the deed from Catherine S. Llewellyn to Henry John Romersa of record in Book 4752, page 548, Register's Office for Davidson County, Tennessee, and being described as "4911A Lot" according to a survey by Campbell Surveying Company, Inc. dated February 17, 1993 and attached hereto as Exhibit B and incorporated herein by this reference, which "4911A Lot" measures generally 71 feet in length on its northerly and southerly boundary lines and 148 feet in length on its easterly and westerly boundary lines; and is bounded as follows:

(a) on the west and south by lands of Henry J. Romersa, acquired by him by deeds of record as Instrument Nos. 20021202-0147747 (Parcel 9 on Tax Map 51-16) and 20021202-0147748 (Parcel 9.01on Tax Map 51-16), said Register's Office;

(b) on the east by lands of Jay T. Dawson acquired by him by deed of record in Book 4802, page 24, said Register's Office (Parcel 10 on Tax Map 51-16); and

(c) on the north by lands of Don Chickey acquired by him by deed of record as Instrument No. 20120827-0076764, said Register's Office (Parcel 11 on Tax Map 51-16).

Being the same property conveyed by Henry J. Romersa, Trustee of the Henry J. Romersa Revocable Living Trust Agreement dated March 11, 1996, to Henry J. Romersa, by deed of record as Instrument No. 20130725-0076919, Register's Office for Davidson County, Tennessee.

Parcel 4 Map 61-4, Parcel 34

Land in Davidson County, Tennessee, being part of Lots Nos. 13 and 14, Block 3, of McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, Register's Office, Davidson County, Tennessee, described according to a survey made by John Kohl, dated March 9, 1976 as follows: BEGINNING at a point in the easterly margin of Tanglewood Drive at its northerly end, at a point where it dead ends, also the easterly margin of a driveway; thence South 74 degrees 58 minutes East 100.5 feet to a point; thence North 88 degrees 10 minutes East 58 feet to a point; thence North 0 degrees 19 minutes East 90 feet to a point; thence North 82 degrees West 90 feet to a point in the easterly margin of a private drive; thence continuing with the easterly margin of said drive South 38 degrees West 107 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION is a perpetual easement in and to the use of a driveway now existing, approximately 15 feet in width, and extending from Tanglewood Drive along the entire westerly margin of the property hereinabove described of record in Book 3508, page 43, Register's Office, Davidson County, Tennessee

Being the same property conveyed by Packard, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147749, Register's Office for Davidson County, Tennessee.

The address of this parcel is 4914 Tanglewood Drive, Nashville, Tennessee 37216.

Parcel 5 Map 61-4, Parcel 35

Land in Davidson County, Tennessee, being a part of a 7.48 acre tract in the 11th Civil District of said County, being known as a part of Block 3 on the Map of A.J. McGaughey's Second Hayesboro Subdivision, of record in Book 547, page 43, Register's Office, Davidson County, Tennessee.

Beginning at the northwestern corner of Lot No. 9 of McGaughey's Second Hayesboro Subdivision and running in a northerly direction parallel to the western margin of Brush Hill Road 150 feet to a point; thence South 82 degrees 14 minutes West 135 feet, more of less, to the eastern margin of a driveway; thence South 23 degrees 15 minutes West along the eastern margin of said driveway 165.5 feet to a point; thence in an easterly direction 2000 feet to the point of beginning.

Being the same property conveyed by Tanglewood, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147753, Register's Office for Davidson County, Tennessee.

This parcel has the address of 4910 Tanglewood Drive, Nashville, Tennessee 37216.

Parcel 6 Map 61-4, Parcel 36

Land in Davidson County, Tennessee, being a part of a 7.48 acre tract known as part of Block 3 and part of Lots Nos. 11 and 12 of Block 3 on the Map of McGaughey's Second Hayesboro Subdivision, as of record in Book 547, page 43, Register's Office, Davidson County, Tennessee, and described according to a survey made by T.B. Sanford dated May 2, 1967 as follows:

Beginning at a point in the easterly margin of Tanglewood Drive, the southwest corner of the property herein described; thence leaving said Drive, along a rail fence, North 82 degrees 14 minutes East 140 feet, more or less (Field Measurement) to a point in Lot No. 11; thence passing through Lots Nos. 11 and 12, along a rail fence and an existing hedge, North 7 degrees 46 minutes West 150 feet to an iron pin in a rail fence in the dividing line between Lots Nos. 12 and 13 on said Plan; thence crossing the southwest corner of Lot No. 13 and along an existing hedge, North 82 degrees West 101 feet, more or less (Field Measurement) to a point in the easterly margin of Tanglewood Drive; thence with the present right-of-way of Tanglewood Drive, southerly along a slight curve, 192 feet, more or less (Field Measurement) to the point of beginning.

INCLUDED in the above described property but EXCLUDED therefrom is a small triangular part of the southwest corner of Lot No. 13 as shown on the above referred to survey.

Being the same property conveyed by Tanglewood, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147754, Register's Office for Davidson County, Tennessee.

This parcel has the address of 4908 Tanglewood Drive, Nashville, Tennessee 37216.

Parcel 7 Map 117-2, Parcel 30

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 13 on the Plan of Sharondale, as of record in Book 332, page 119, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Tanglewood, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147752, Register's Office for Davidson County, Tennessee.

This parcel has the address of 2300 Sharondale Drive, Nashville, Tennessee 37215.

Parcel 8 Map 117-3-B, Parcel 58

A certain condominium apartment in Davidson County, Tennessee, being Unit No. D-11, Parcel No. 58 of the Villager Condominiums, as of record in Book 5200, page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit. (Description from previous deed.)

Being the same property conveyed by Packard, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147750, Register's Office for Davidson County, Tennessee.

This parcel has the address of 2601 Hillsboro Road, D-11, Nashville, Tennessee 37212.

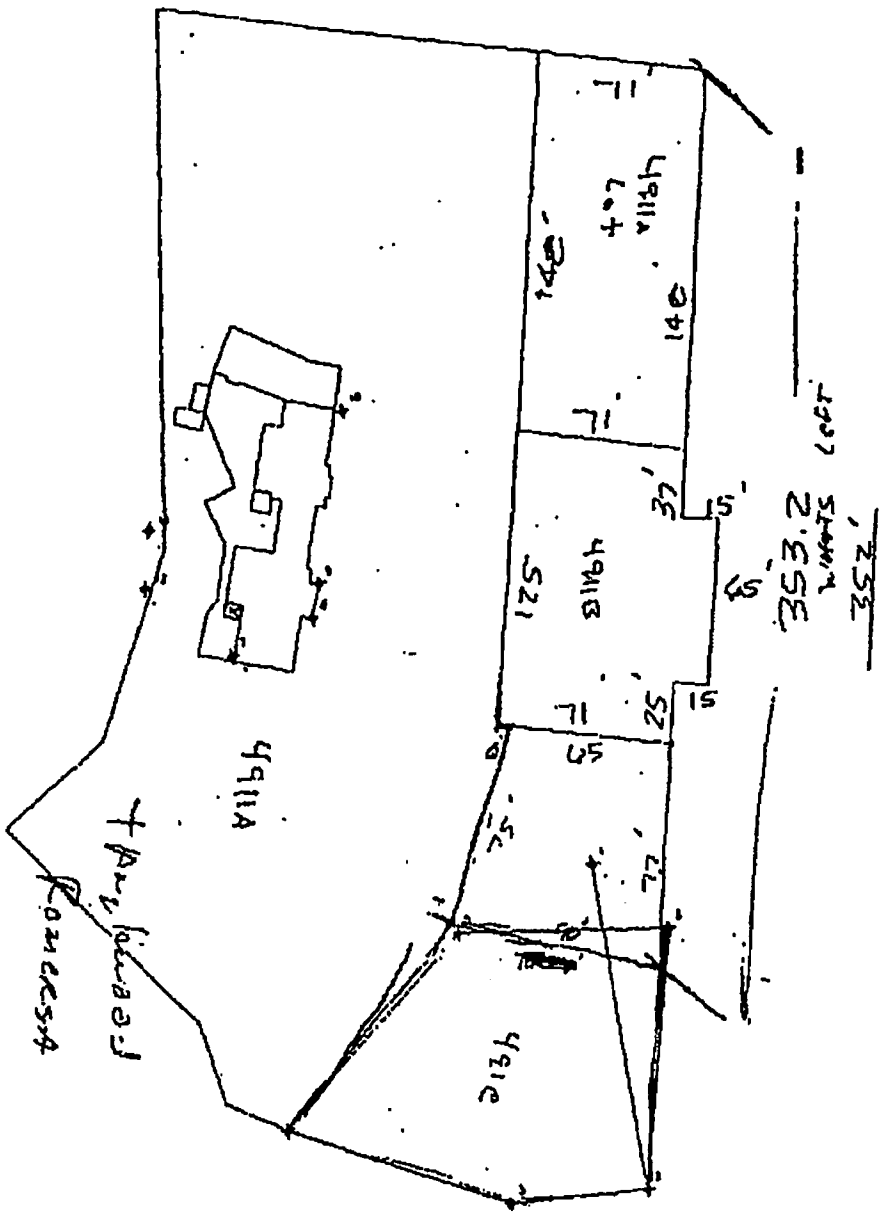
Parcel 9 Map 142-3-A, Parcel 414

Unit No. 414 in Deer Lake Retirement Community, a horizontal property regime located on Hicks Road at Highway 70 South, Nashville, Davidson County, Tennessee as shown on the Plat of Deer Lake Retirement Community, recorded in Book 5050, pages 28 and 29 and as amended in Book 5050, pages 62 and 63, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5097, pages 529 through pages 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, pages 82 through 118 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed, By-Laws and the Rules and Regulations adopted pursuant to the By-Laws are incorporated in this deed by reference and made a part hereof the same as though copies herein verbatim. The purchasers by acceptance hereof expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the aforesaid documents including but not limited to the obligation to pay monthly assessments for the maintenance and operation of Deer Lake Retirement Community in accordance with the Master Deed and By-Laws. The purchasers further specifically acknowledge that their right to transfer ownership of the above described apartment unit or to lease said unit is subject to certain options and restrictions contained in the Master Deed and By-Laws.

Being the same property conveyed by Packard, L.P. to Henry J. Romersa, by deed of record as Instrument No. 20021202-0147751, Register's Office for Davidson County, Tennessee.

This parcel has the address of 414 Deer Lake Drive, Nashville, Tennessee 37221.

EXHIBIT B



True Copy Certification

I, Jack W. Robinson, Jr., 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, 2025.

Affiant Signature

Date: October 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of October, 2025.

Notary's Signature

My Commission Expires: 3-6-29

Notary's Seal

KAREN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 6, 2029