Karen Johnson Davidson County
Batch# 1376673 DEEDQC
02/05/2026 12:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260205-0008357

QUITCLAIM DEED

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
02-24-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Amy Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of Jan, 2026

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Your Mom 2, LLC, a Tennessee limited liability company	Your Mom 2, LLC, a Tennessee limited liability company	101 00 0 022.00
(Name) 214 Overlook Circle, Suite 200 Brentwood, TN 37027	214 Overlook Circle, Suite 200 Brentwood, TN 37027	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Victoria Roeske, a married woman, hereinafter referred to as Grantor(s), hereby quitclaim to Your Mom 2, LLC, a Tennessee limited liability company his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, Page 98, Register's Office for said County, being Lot No. 5 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of 40-foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in Book 2226, Page 419, said Register's Office; thence with the easterly line of said Jackson Property northwardly 248.92 feet, more or less, to low water mark of Cumberland River; thence with said low water mark, South 65 degrees East 100 feet more or less, to the northwest corner of the property conveyed to Hugh R. Fisk and wife, by deed from Nan Bridgewater Drugger and husband, of record in Book 2392, Page 357, said Register's Office, thence with the westerly line of the Fisk Property,

southwardly 241.08 feet, more of less, to the northerly margin of said 40-foot private road; thence with said road north 73 1/2 degrees west 100 feet to the beginning.

"There is a 40-foot roadway running along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 Southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns are given the joint right to use the said 40-foot roadway in its entirety, jointly with other property owners in the subdivision, and grantees herein assume and agree to pay their proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway, being wholly on the property of grantors herein."

Being the same property conveyed to Gregory A. Wilkinson and wife, Debra Gibbs from Ray C. Danis and wife, Lila Danis by Warranty Deed dated November 15, 1985 and recorded on December 3, 1985 in Book 6723, Page 939, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Michael D. Sontag from Gregory A. Wilkinson and Debra Gibbs by Quitclaim Deed dated February 19, 2001 and recorded on March 1, 2001 in Instrument No. 20010301-0019237, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Gregory A. Wilkinson and wife, Debra Gibbs, as equal tenants in common from Michael D. Sontag by Quitclaim Deed dated February 19, 2001 and recorded on March 1, 2001 in Instrument No. 20010301-0019237, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Victoria Roeske, a married woman from Debra M. Gibbs, an unmarried woman, and Gregory A. Wilkinson, an unmarried man by Warranty Deed dated September 29, 2025 and recorded on October 1, 2025 in Instrument No. 20251001-0078108, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

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

IN WITNESS WHEREOF, the said Victoria Roeske has hereunto set his/her/their signature, on this, the 29 day of January, 2026.

Victoria Roeske

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Victoria Roeske, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of January, 2026.

Notary Public

My Commission Expires: 11-21-2027

(SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Lacey Chumley, 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

January 29, 2026.

Date

Lacey Chumley

Affiant Signature

February 2, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of **February**, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON