Karen Johnson
Batch # 1381798
02/17/2026 12:07:47 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260217-0012378

This Instrument Prepared by:
Madison L. Conquest, Esq.
412 Hamblen Drive
Madison, Tennessee 37115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 14 day of February, 2026.

JAMES CAUFFIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-22-2029

NOTARY PUBLIC
My Commission Expires: 10-22-2029

874 Hunts Church Rd
Roundhill, KY 42275

Address New Owner:	**Send Tax Bills to:**	**Map/Parcel:**
Robert E. Hogan 339 East Due West Ave. Madison, TN 37115	Robert E. Hogan ~~339 East Due West Ave.~~ ~~Madison, TN 37115~~	**05209003800** **&** **05209004800**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $10.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Robert E. Hogan ("**Granter**"), do hereby transfer and convey unto Robert E. Hogan, an unmarried man ("**Grantee**"), all of my right, title and interest in and to the following certain tracts or parcels of land lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows (collectively, the "**Property**"):

Land located in Davidson County, Tennessee, being Lot Nos. 24 and 25 on the Plan of Resubdivision of Lots 20, 21, 24 & 25 of Montague Subdivision of record in Plat Book 843, page 79, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Robert E. Hogan by two deeds from Richard E. Rivers:

1. Deed dated May 12, 2014, of record as Instrument No. 20140516-0042281, Register's Office of Davidson County, Tennessee (Lot 24), and

2. Deed dated February 29, 2008, of record as Instrument No. 20080305-0022316, Register's Office of Davidson County, Tennessee (Lot 25).

Further being the same property conveyed to Richard E. Rivers and wife, Marilyn E. Rivers, by Warranty Deed dated April 23, 1986, from J.T. Merryman and wife, Eloise C. Merryman, of record in Deed Book 6844, page 902, Davidson County Register's Office (Lots 24 & 25). Further being the same property conveyed to J.T. Merryman and wife, Eloise C. Merryman, by deed dated July 15, 1983, from Leslie Allen Brown, sole Heir at law of Miles F. Dennis and wife, Louise B. Dennis, both deceased, of record in Deed Book 6099, page 243, Davidson County Register's Office. Further being the same property conveyed to Miles F. Dennis and wife, Louise B. Dennis, by deed dated May 2, 1978, from Benson R. Smerlinksi and wife, Florence Smerlinski, of record in Deed Book 5280, page 389, Davidson County Register's Office.

Lot 24 was subsequently conveyed to Terrell Lee Sparks by Final Decree Confirming Sale dated January 19, 2016, of record as Instrument No. 20160218-0015449, Davidson County Register's Office, and then reconveyed to Robert E. Hogan from Terrell Lee Sparks by deed dated September 21, 2018, of record as Instrument No. 20181010-0100638, Davidson County Register's Office.

This is improved property commonly known as **339 East Due West Avenue, Madison, TN 37115** since at least May 2, 1978.

NOTE TO PROPERTY ASSESSOR/TRUSTEE: At some point in time after this property was sold to Robert E. Hogan in 2008, the Davidson County Assessor's / Trustee's Office erroneously assigned two separate addresses to this already-consolidated property: 1124 Cinderella Street (Lot 24 / Parcel 48), and 339 Montague Way (Lot 25 / Parcel 38). **Owner requests that the Trustee's / Assessor's Office correct its records to reflect that Parcels 38 and 48 are consolidated, with the physical address corrected of 339 East Due West Avenue, Madison, TN 37115.**

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

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed as of this 14 day of February, 2026.

ROBERT E. HOGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Robert E. Hogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 14 day of February, 2026.

NOTARY PUBLIC
My Commission Expires: 10-22-2029

JAMES CAUFFIEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-22-2029