File No: 2005305028
Grantor's Loan No. 1034000563615

Karen Johnson Davidson County
Batch# 1381920 DEEDQC
02/17/2026 02:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260217-0012537

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Sarah Roder and **Michael Roder**, 75 Trotwood Down, Brentwood, TN 37027

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 172010A09900

QUITCLAIM DEED

Sarah Roder FKA Sarah Polycarpou Bumgardner, married to Grantee herein ("Grantor"), of **75 Trotwood Down, Brentwood, TN 37027**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Sarah Roder** and **Michael Roder,** a married couple, as tenants by the entirety ("Grantee"), whose tax mailing address is **75 Trotwood Down, Brentwood, TN 37027,** with quitclaim covenants, his/her/their interest in the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF COPPERFIELD REVISED, OF RECORD IN PLAT BOOK 6900, PAGES 555 THROUGH 559, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Assessor's Parcel No: 172010A09900

Property Address is: 75 Trotwood Down, Brentwood, TN 37027

BEING THE SAME PROPERTY CONVEYED TO SARAH POLYCARPOU BUMGARDNER, UNMARRIED FROM CHRISTOPHER CARL BUMGARDNER, UNMARRIED, DATED 02/02/2023, RECORDED 02/07/2023, DEED INSTRUMENT NO. 20230207-0008773, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on January 30, 2026:

Sarah Roder FKA Sarah Polycarpou Bumgardner

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Sarah Roder FKA Sarah Polycarpou Bumgardner**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of January 2026.

Notary Public

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission Expires:
1/22/29

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 30 day of January, 2026.

Notary Public

My Commission Expires: 1/22/29

SEAL

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 01/30/2026 (date of document).

Nat W. Bobak
Affiant Signature

02/03/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 3RD day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-29

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282