Karen Johnson Davidson County
Batch # 1382882 DEEDWARR
02/19/2026 02:02:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260219-0013353

THIS INSTRUMENT WAS PREPARED BY:
Teresa Morgan
Morgan Law Group, PLLC
P.O. Box 60711
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michelle R. Carver
2203 Dinah Court
Mt. Juliet, Tennessee 37122

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS
060 02 0 092.00

PERSONAL REPRESENTATIVE' S DEED
(UNDER POWER)

THIS INDENTURE, made this the 16th day of February, 2026, by and between **Michelle R. Carver**, as Personal Representative nominated in the Last Will & Testament of Elizabeth Rogers and appointed as the Personal Representative of the Estate of Elizabeth Rogers, who died in Davidson County, Tennessee (hereinafter, "Grantor") and **Donald J. Rogers, Antouine Rogers, Michelle R. Carver, Jonathan Rogers, James E. Reed, Jr.** (hereinafter, collectively, "Grantee").

WITNESSETH: That the said Grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 24P1747, for and in consideration of the valuable sum of TEN and 00/100 ($10.00) dollars and other valuable consideration paid in hand at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, as granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, all of its rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, pages 119 and 120, Register's Office for said county.

Said Lot No. 62 fronts 72 feet on the southerly side of Richmond Hill Drive and extends back 135 feet on the easterly line and 136 feet on the westerly line to a dead line measuring 72.1 feet thereon.

This conveyance is subject to restrictive covenants and lien of record in Book 3136, page 52; amended in Book 3253, page 591, Register's Office for said County; easements and setback lines as set forth on the above plan of record.

Being the same property conveyed to Donald Rogers and wife, Elizabeth Rogers by Warranty Deed from Resman Marbun and wife, Porman Marbun on July 24, 1981, of record in Book 5774, Page 242, said Register's Office.

Donald Rogers died intestate in 1992 and was still married to Elizabeth Rogers at the time of his death.

Elizabeth Rogers died testate on March 6, 2023 and her Last Will and Testament was admitted to probate in the Davidson County Circuit Court, Docket No. 24P1747 on September 16, 2024. Said Order also appointed Michelle R. Carver as the Personal Representative of the Estate of Elizabeth Rogers.

Item 3 of Elizabeth Rogers' Will leaves devises her property "of every kind" to her children and issue, *per stirpes*: Donald J. Rogers, Antouine Rogers, Michelle R. Carver and Jonathan Rogers, and the sole surviving issue of her deceased son, James E. Reed, Jr.

Item 6.3 of Elizabeth Rogers' Will states that any real property owned by Elizabeth Rogers at the time of her death "shall be administered as part of [her] estate and subject to the control of [her] Personal Representative, who shall have the full power to grant, bargain, sell, convey, lease, encumber, manage and otherwise deal in any lawful manner with said real property at any time during the administration of [her] estate…"

The subject property is improved property known as 3123 Richmond Hill Drive, Nashville, TN 37207.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Michelle R. Carver as Personal Representative of the estate of Elizabeth Rogers.

Michelle R. Carver, as Personal Representative of the Estate of Elizabeth Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Michelle R. Carver**, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Elizabeth Rogers, the within named bargainor, and that she, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said estate by herself as an individual devisee.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of February, 2026.

Notary Public

My Commission Expires July 7, 2027.

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

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

Michelle R. Carver, Affiant

Subscribed and sworn to before me this 16th day of February, 2026.

Notary Public

My Commission Expires: July 7, 2027

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027