RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd, Ste 203
Mt Juliet, TN 37122
File QWB-36129-25

MARTHA E. BERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1386950 DEEDQC
03/02/2026 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015975

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of February, 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231 N Mt Juliet Rd, Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Dixon, Thomas Cook, Benjamin Wilson Revocable Living Trust, Michael S. Pollard Revocable Living Trust, 2231 N Mt Juliet Rd Ste 202 Mt Juliet, TN 37122	Same as Address of New Owner	118-03-0E-014.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL POLLARD, A MARRIED MAN, AND MICHAEL DIXON, A MARRIED MAN,AND THOMAS COOK, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest **MICHAEL S. POLLARD REVOCABLE LIVING TRUST, DATED AUGUST 16, 2022, MICHAEL DIXON, A MARRIED MAN, THOMAS COOK, A MARRIED MAN, AND BENJAMIN WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, County Register's Office.

Lying and being in Davidson County, Tennessee, and being Unit No. 14 of The View at Rosedale, as established by, and appearing at Exhibit B of, that Declaration of Covenants, Conditions, and Restrictions for The View at Rosedale, a horizontal property regime with private elements, a planned unit development, of record in Instrument #20240503-0032693, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Rosedale 20 from Eclipse Construction Group, LLC; Nathan Dale Stoops Real Estate, LLC; 615 Property Investment Group, LLC; Benjamin C. Wilson, Trustee of the Benjamin C. Wilson Revocable Living Trust; Cielo Investment Group, LLC; RACoop Holdings, LLC; and Bryan Eby (incorrectly spelled Elby on prior deed), Trustee of Eby Revocable Living Trust, by Quitclaim Deed dated January 29, 2024 and recorded January 30, 2024 in Instrument #20240130-0006516, said Register's Office.

Being the same property further conveyed to MICHAEL POLLARD, A MARRIED MAN, AND MICHAEL DIXON, A MARRIED MAN,AND THOMAS COOK, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from Rosedale 20 General Partnership, dated January 15, 2026, recorded January 22, 2026, of record in Instrument #20260122-0005357, said Register's Office.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE DEED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED.

WITNESS MY HAND, this 27 day of February, 2026.

Grantor

Michael Pollard (REVOCABLE LIVING TRUST DATED AUG. 16, 2022

Michael Dixon

Thomas Cook

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, **Michael Pollard, Michael Dixon, and Thomas Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 27 day of February, 2026

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 2/27/26 (date of document).

Affiant Signature

3/2/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

