File No: I-P-26-0419-TN /I-P-26-0420-TN /I-P-26-0421-TN
Grantor's Loan No. _____

Karen Johnson Davidson County
Batch# 1391404 DEEDQC
03/11/2026 08:17:30 AM 6 pgs
Fees: $43.00 Taxes: $5,550.00
20260311-0019275

After Recording, Send to:
Res-Title Inc.
175 Metro Center Blvd. #4
Warwick, RI 02886

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:
Somar O'Neil Homes LLC, 6744 Stornaway Drive, Memphis, TN 38119

Tax Parcel Number: 092 06 0 724.00 and 092 06 0 723.00 and 092 06 0 722.00

QUITCLAIM DEED

Catherine Robinson and Henry Rodgers, as trustees of the First Family Trust U/D/T June 4, 2020, who acquired title as First Family Trust, ("Grantor"), of 516 Grey Hill Drive, Cordova, TN 38016, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Somar O'Neil Homes LLC,** ("Grantee"), whose tax mailing address is 6744 Stornaway Drive, Memphis, TN 38119, with quitclaim covenants, all their right, title, interest and claim which the said Grantor has in the following described real estate:

THE LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING THE SAME PROPERTY CONVEYED TO FIRST FAMILY TRUST BY DEED IN LOT 6,7, & 8 OF BLOCK "B" FISK UNIVERSITY PLACE SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421 PAGE 4 & 5, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE WHICH PLAT REFERENCE IS HERE BY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LAND INSTRUMENT NUMBER 20250527-0041507.

Parcel Nos 092 06 0 724.00 and 092 06 0 723.00 and 092 06 0 722.00
Property Address is: 3005, 3007, and 3009 Clare Avenue, Nashville, TN 37209

BEING THE SAME PREMISES CONVEYED TO THE GRANTORS HEREIN BY QUITCLAIM DEED DATED 7/31/2025 AND RECORDED 7/31/2025 AT INSTRUMENT 20250731-0060840, DAVIDSON COUNTY, 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 Feb 25, 2026.

Henry Rodgers, as trustee of the First Family Trust U/D/T June 4, 2020, who acquired title as First Family Trust

STATE OF Tennessee
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Henry Rodgers,** as trustees of the First Family Trust U/D/T June 4, 2020, personally known to me, or has produced Drivers 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 25 day of Feb, 2026.

Notary Public

TERRY HERVERY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm Exp 11/13/2027

Executed by the undersigned on February 25, 2026.

Catherine Robinson, TRUSTEE

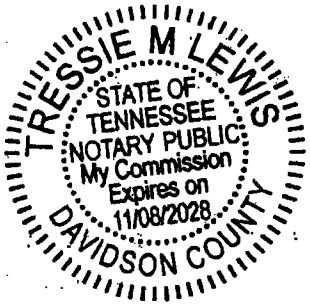
Catherine Robinson, as trustee of the First Family Trust U/D/T June 4, 2020, who acquired title as First Family Trust

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Catherine Robinson** as trustees of the First Family Trust U/D/T June 4, 2020, personally known to me, or has produced TN Drivers 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 25th day of February 2026.

Tressie M Lewis
Notary Public



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 $1,500,000.00.

Affiant, TRUSTEE

Subscribed and sworn to before me on this the 25th day of February, 20 26.

Notary Public

My Commission Expires: 11/08/2028

SEAL

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mana Maggiacomo, 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 2/25/26 (date of document).

Mana Maggiacomo
Affiant Signature

2/25/26
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 25 day of February, 2026.

Isabella Valente
Notary's Signature

MY COMMISSION EXPIRES: 07/30/2029

NOTARY'S SEAL

