Karen Johnson
Batch # 1404920
04/14/2026 08:36:51 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260414-0030061

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DELLO-IACONO ELDER LAW PC
36 NEW YORK AVENUE
SUITE 2F
HUNTINGTON, NY 11743

OWNER (SEND TAX BILLS TO):

ROGER J. DRAKE, TRUSTEE
2 WARBLER LANE
COMMACK, NY 11725

FOR NO CONSIDERATION ($0.00), ROGER DRAKE, an unmarried man who acquired title as married (herein, "Grantor"), whose address is 2 Warbler Lane, Commack, NY 11725, hereby bargains, sells, remises, releases, quit claims and conveys to ROGER J. DRAKE, TRUSTEE, or any successors in trust, under the ROGER J. DRAKE REVOCABLE TRUST dated March 6 2026 and any amendments thereto, a Revocable Living Trust (herein, "Grantee"), whose address is 2 Warbler Lane, Commack, NY 11725, **all of Grantor's undivided fifty percent (50%) interest** in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1000 Matthews Avenue, Nashville, TN 37216

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 6th day of March, 2026.

PIN NO: 061-11-0-111

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Roger Drake

STATE OF New York
COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Roger Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 29 2027

ANNE DELLO-IACONO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6167237
Qualified in Suffolk County
Commission Expires May 29, 2027

OATH OF CONSIDERATION

STATE OF NEW YORK
COUNTY OF SUFFOLK

The actual consideration for this transfer is $0.00. This is a transfer to a Revocable Living Trust.

Grantee:

Roger J. Drake Revocable Trust dated _____

Roger J. Drake, Trustee

Subscribed and sworn to under oath before me, this 6th day of March, 2026 by Roger J. Drake, as Trustee of Roger J. Drake Revocable Trust dated March 6, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: May 29 2027

ANNE DELLO-IACONO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6167237
Qualified in Suffolk County
Commission Expires May 29, 2027

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36 and the West one-half of Lot No. 35 on the Map of Resubdivision of Lots 11 to 17, inclusive of I. C. McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the Southerly side of Matthews Avenue, and extend back 141.5 feet on the Westerly line of Lot No. 36 and 169.1 feet more or less on the Easterly line of part of Lot No. 35, to a dead line in the rear on which it measures 79.725 feet.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor and Elise Drake recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20190626-0061956 on June 26, 2019.

PIN NO: 061-11-0-111

STREET ADDRESS: 1000 Matthews Avenue, Nashville, TN 37216

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.