This Instrument Prepared by:
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Columbia, TN 38401
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Karen Johnson Davidson County
Batch# 1405198 DEEDQC
04/14/2026 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260414-0030423

Map & Parcel: 075-15-0A-323.00

New Owner:
Charmayne C. Rozell,
Trustee of The Rozell Family Trust,
dated June 26, 2025
323 Wiles Court
Hermitage, TN 37076

Mail tax bills to:
New Owner

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Charmayne Rozell, (hereinafter called the "GRANTOR"), on this the 12th day of March, 2026, for and in consideration of the sum of One Dollar ($1), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey to Charmayne Rozell, Trustee of the Rozell Family Trust, dated June 26, 2025 (hereinafter called the "GRANTEE"), and known as The Rozell Family Trust, all of her right, title and interest in and to the following described property:

> Land in Davidson County, Tennessee, being Unit No. 323, as shown on the plan of Stoner's Glen, Phase Four, a Horizontal Property Regime, filed as Exhibit A to and established by the Declaration of record in Instrument 200005260052723 and amended in Instrument 200401150006286 corrected in Instrument 200407120082694 and further amended in 200012150123565, 200201150006136, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Gwendolyn H. Root by warranty deed from Norris Luton Hickerson and Barbara McGlawn Hickerson Revocable Trust dated June 28, 2011, dated May 18, 2012 and recorded May 29, 2012 as Instrument No. 20120529-0046157 in the said Register's Office for Davidson County, Tennessee. The said Gwendolyn H. Root having since died September 27, 2014, and by her

Last Will and Testament, (Probate Case 14P1725), said property vests to The Testamentary Trust of Carolyn Paige Arthur and Testamentary Trust of Seth Johnson, Kirsten Arthur Ferguson, Trustee.

Being the same property conveyed to Joseph A. Rozell (deceased) and Charmayne C. Rozell, husband and wife, by warranty deed from John Arthur, Executor of the Estate of Gwendolyn H. Root, and Kirsten Arthur Fergurson, Trustee of the Testamentary Trust of Carolyn Paige Arther and Testamentary Trust of Seth Johnson, dated December 19, 2014 and recorded December 23, 2014 as Instrument No. 20141223-0117680 in the Register's Office for Davidson County, Tennessee. The said Joseph A. Rozell having since died on February 17, 2026, whereby Charmayne C. Rozell became the sole owner of the property by right of survivorship.

This is improved property known as 323 Wiles Court, Hermitage, TN 37076.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to any governmental zoning, easements, subdivision ordinances and regulations, and building and use restrictions in effect thereon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs and assigns, forever.

DEED DISCLAIMER

Preparer of this instrument was provided all information by GRANTOR and/or prepared this instrument based on the prior deed of record. Preparer has not performed a title search on the real property and makes no representations concerning the accuracy of such information in relation to the real property conveyed herein.

Preparer of this instrument makes no warranties as to the merchantability or status of title in relation to the real property conveyed herein.

Preparer of this instrument has advised GRANTEE of the right to purchase title insurance in relation to the real property conveyed herein.

Preparer of this instrument has not rendered any tax advice relating to this transaction and has advised both parties to consult with their own tax professionals regarding any tax consequences that may result from this transaction.

Preparer of this instrument advised the parties to read this deed and the above-mentioned disclaimers.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Quitclaim Deed on the 12 day of March, 2026.

Charmayne Rozell

Charmayne Rozell

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Charmayne Rozell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of March, 2026.

My commission expires:
7/25/26

Notary Public

STATE OF TENNESSEE

COUNTY OF MAURY

I hereby swear and affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $-0-.

Charmayne Rozell

Charmayne Rozell

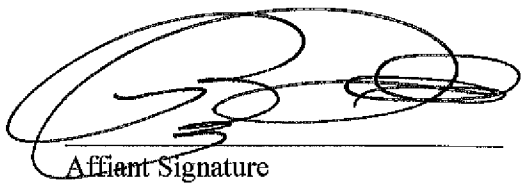
Subscribed and sworn to before me, this 12 day of March, 2026.

My commission expires:
7/25/26

Notary Public

CERTIFICATE OF AUTHENTICITY
T.C.A. §66-24-101(d)(3)

I, **Byron Lindberg**, 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 **March 12, 2026.**



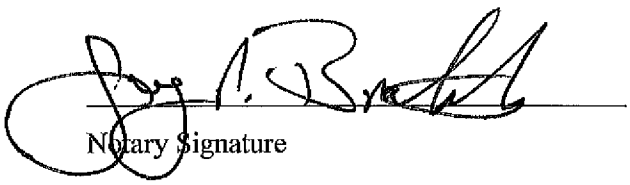
Affiant Signature

3/12/26

Date

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 12th day of March, 2026.



Notary Signature

Notary's Seal (if on paper)

