Karen Johnson Davidson County
Batch# 1419933 DEEDQC
05/13/2026 01:29:30 PM 6 pgs
Fees: $42.00 Taxes: $0.00
20260513-0043146

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Shane A. Rogers 5630 Eatons Creek Road Joelton, TN 37080

Order Number: T-TN84332

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Shane A. Rogers, divorced and not remarried, and Kelly A. Rogers, divorced and not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Shane A. Rogers, an unmarried man,** whose address is 5630 Eatons Creek Road, Joelton, TN 37080, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Tract No. 1 on the Plan of Engram Property as shown on survey of Petty & Petty, dated December 5, 1973, as follows:

Beginning at a point on the easterly margin of Eaton's Creek Road, said point being 162.5 feet more or less, southerly along the easterly margin of Eaton's Creek Road from the northwest corner of the property conveyed to John T. Bottoms, Jr, and wife, by deed from Jessie Holt Brown, et als, as of record in Book 4754, Page 851, Register's Office for Davidson County, Tennessee; thence S. 89 deg. 45' E. 956.5 feet;

Thence N. 2 deg. 00' E. 135 feet; thence N. 88 deg. 00' W. 1031 feet, more or less, to the easterly margin of Eaton's Creek Road; thence along the easterly margin of Eaton's Creek Road in a southerly direction 162.5 feet, more or less, to the point of beginning containing 3.16 acres, more or less.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real

estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 029 00 0 278.00
Street address of property: 5630 Eatons Creek Road, Joelton, TN 37080

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180507-0043103 in the Register's Office, Davidson County, Tennessee.

Signed this 12 day of March, 2026

Signature of Grantor (1 of 2):

Shane A Rogers

Shane A. Rogers

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 12th day of March, 2026, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Shane A. Rogers known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be hisfree and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Michelle Matthews-Davis

Notary Public

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Signed this 12 day of March, 2026

Signature of Grantor (2 of 2):

Kelly A. Rogers

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 12th day of March, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kelly A. Rogers known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

County Parcel Number: 029 00 0 278.00
Street address of property: 5630 Eatons Creek Road, Joelton, TN 37080

Oath of Consideration

I or we, ~~I~~ **we**, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ **10.00**.

Signed this 12th day of March, 2026.

Signatures of Affiant(s):

Shawn A Rogers

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

Michelle Matthews-Davis
Notary Public

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Exhibit A

Legal Description

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

BEING TRACT NO. 1 ON THE PLAN OF ENGRAM PROPERTY AS SHOWN ON SURVEY OF PETTY & PETTY, DATED DECEMBER 5, 1973, AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF EATON'S CREEK ROAD, SAID POINT BEING 162.5 FEET MORE OR LESS, SOUTHERLY ALONG THE EASTERLY MARGIN OF EATON'S CREEK ROAD FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO JOHN T. BOTTOMS, JR, AND WIFE, BY DEED FROM JESSIE HOLT BROWN, ET ALS, AS OF RECORD IN BOOK 4754, PAGE 851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE S. 89 DEG. 45' E. 956.5 FEET; THENCE N. 2 DEG. 00' E. 135 FEET; THENCE N. 88 DEG. 00' W. 1031 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF EATON'S CREEK ROAD; THENCE ALONG THE EASTERLY MARGIN OF EATON'S CREEK ROAD IN A SOUTHERLY DIRECTION 162.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING CONTAINING 3.16 ACRES, MORE OR LESS.

Tennessee Certification of Electronic Document

I, Michael Bryan, 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 3/12/2026 (date of document).

Affiant Signature

5/11/26
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-30

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

SARA WILSON
Commission # HH 763324
Expires March 3, 2030