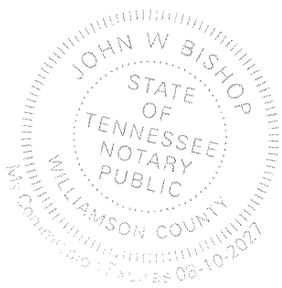
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~MAY,~~ June 2026.

Notary Public

Date of Expiration:

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
The 101 Rosebank Revocable Trust	**Same**	**083 03 0 187.00**
(NAME) **101 Rosebank Avenue**	**(NAME)**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1429455 DEEDQC
06/08/2026 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260608-0051480

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jon Wagenman and wife Grace Wagenman,** ("Grantor") has/have bargained and sold, and by these presents do/does transfer and convey unto **The 101 Rosebank Revocable Trust, dated April 24, 2026** ("Grantee") his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of George C. Waters Addition to Nashville of record in Plat Book 161, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon Wagenman and Grace McCaw by Warranty deed from Brent S. Usery and Amanda J. Usery, husband and wife, of record in Instrument No. 20190305-0019938, Register's Office for Davidson County, Tennessee. The said Jon Wagenman and Grace McCaw having since married one to the other, and the said Grace McCaw is one and the same as, and is now known as Grace Wagenman.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises. **This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.**

This ☒ Improved ☐ Unimproved property known as: **101 Rosebank Avenue, Nashville, TN 37206**

Witness our hands this the 8th day of May, 2026.

Jon Wagenman

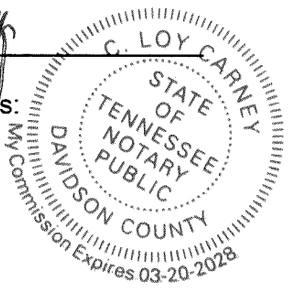
Grace Wagenman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jon Wagenman and Grace Wagenman**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2026.

Notary Public
My Commission Expires:



True Copy Certification

I, John W. Bishop, 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 this the 8 day of May, 2026.

Affiant Signature
Date 6/5/2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/06/2026