Karen Johnson Davidson County
Batch# 1461911 DEEDQC
08/19/2026 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260819-0077132

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $00/

Affiant

SUBSCRIBED AND SWORN BY ME THIS 12th DAY OF AUGUST, 2026

NOTARY PUBLIC
Commission Expires: 1/22/30

This instrument prepared by:
Jeffrey L. Peach, Attorney
111 Oak Hill Drive
Smyrna, TN 37167
(615) 642-6900

AMY L. BEATTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TITLE OF DOCUMENT QUIT CLAIM DEED

DATE OF DOCUMENT August 12th, 2026

GRANTOR Michael King Vogler & Michael C. Vogler

GRANTEE Vogler Properties, LLC

GRANTEE ADDRESS 782 Baker Rd., Smyrna, TN 37167

LEGAL DESCRIPTION See legal description on Exhibit "A"

Address New Owner as Follows:	*Send Tax Bills To*
Michael Vogler 782 Baker Rd. Smyrna, TN 37167	Same
Map & Parcel No.: 081-06-0-204.00	

QUIT CLAIM DEED

This Quit Claim Deed (this **"Deed")** is given as of the 12th day of August, 2026, by **MICHAEL KING VOGLER, a married man AND MICHAEL C. VOGLER, a single man (collectively the "Grantor"),** with an address at 782 Baker Rd. Smyrna, TN 37167, to **VOGLER PROPERTIES, LLC,** a Tennessee limited liability company **("Grantee"),** with an address at 2003 26th Ave. North, Nashville, TN 37208.

That for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, **MICHAEL KING VOGLER AND MICHAEL C. VOGLER**, hereby transfers, conveys, and quitclaims unto **VOGLER PROPERTIES, LLC**, a Tennessee limited liability company, all of our right, title and interest in and to a certain tract or parcel of real estate situated and located in Davidson County, Tennessee, as more fully described on Exhibit A attached hereto (the **"Property");**

This being improved property known as 2003 26th Ave N, Nashville, TN 37208.

This is not the principal place of residence of the Grantor, nor the spouse of the Grantor.

SUBJECT TO: (a) all easements, covenants, conditions, restrictions, encumbrances and other matters of record; (b) unrecorded easements and other matters which would be disclosed by a current, accurate survey and inspection of the Property; (c) zoning laws; (d) the lien of taxes and assessments not yet due and payable; and (e) the rights of the public in and to parts thereof in streets, roads or alleys.

TO HAVE AND TO HOLD THE PROPERTY, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto Grantee and Grantee's successors and assigns forever; Grantor hereby covenanting that the Property is free and clear from any encumbrance done or suffered by Grantor except as set forth above; and that Grantor will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantors except as set forth above.

[Signature and Notary Page to Follow.]

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the date set forth above.

Michael King Vogler

Michael C. Vogler

STATE OF TENNESSEE

COUNTY OF Rutherford) ss.

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

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

AMY L. BEATTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public for Tennessee
Commission Expires: 1/22/30

STATE OF TENNESSEE

COUNTY OF Rutherford) ss.

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

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

AMY L. BEATTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public for Tennessee
Commission Expires: 1/22/30

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 21, as shown on the map entitled J. Mat Williams Subdivision of Lot No. 8, Harding Bosley Tract, of record in Book 332, page 54, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of 26th Avenue North at the corner of Lot Nos. 20 and 21; thence with the line between said two lots, westerly 160 feet; thence northerly 60 feet; thence easterly 160 feet to the westerly margin of 26th Avenue North; thence with the same, southerly 60 feet to the beginning.

Being the same property conveyed to Michael King Vogler, a married man, and Michael C. Vogler, a single man, as joint tenants with rights of survivorship, by Warranty Deed from Shakeyah Y. Black, Ralph C. Thompson, and Zuay A. Thompson, of record as Instrument No. 20240918-0072496, dated September 16, 2024, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, John A. Gupton, 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 August 12, 2026.

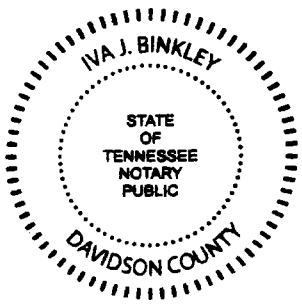
Affiant Signature

Date: August 12, 2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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



Notary Public: Iva J. Binkley

My Commission Expires: July 2, 2029

(SEAL)