THIS INSTRUMENT PREPARED BY:
HAGAN JENKINS LAW GROUP, PLLC
625 S. Church Street, Ste. A
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch # 1467471 DEEDQC
09/02/2026 02:55:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260902-0081379

STATE OF ~~CALIFORNIA~~ TENNESSEE)
COUNTY OF RUTHERFORD) ss

The actual consideration for this transfer is $00.00.

Mary Beth Hagan
Affiant

Subscribed and sworn to before me on this 2nd day of September, 2026.

Notary Public

My Commission Expires: 2/21/2028

HIREN T. CHAMPANERIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Donna C. Roders 24134 Watt Rd. Ramona, CA 92065-4151	Same	053-06-0A-079.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Donna C. Roders, Successor Trustee of The Charles W. Roders Family 1989 Trust dated July 14, 1989, as amended**, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Donna C. Roders**, a single woman, (hereinafter "Grantee") all rights, title, and interests in and to a certain tract or parcel of real estate in Davidson County, Tennessee, to-wit:

BEING all of Lot 79, Phase 2, Waterford, according to plat of same appearing of record as Plat Book 7900, Page 412, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles W. Roders, Trustee of The Charles W. Roders Family 1989 Trust dated July 14, 1989, by Christopher Byrant and wife, Sharon Bryant, dated April 30, 2008, and recorded on May 2, 2008 as Instrument Number 20080502-0045212, of the Register's Office of Davidson County, Tennessee. See also Quitclaim Deed of record as Instrument Number 20140318-0022245, of the Register's Office of Davidson County, Tennessee. Certificate of Trust is recorded as Instrument Number 20260902-0081378, of the Register's Office of Davidson County, Tennessee

This is improved property located at 2180 Riverway Dr., Old Hickory, Davidson County, Tennessee 37138.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property described hereinabove.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 1 day of Sept, 2026.

Donna C. Roders,
Trustee of The Charles W. Roders Family 1989 Trust,
dated July 14, 1989, as subsequently amended

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Donna C. Roders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged that she is the Successor Trustee of The Charles W. Roders Family 1989 Trust, dated July 14, 1989, as amended, and in such capacity as Trustee, she executed the within and foregoing Certificate of Trust for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2026.

Attached Notary

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On 9/1/2026 before me, Nicole Pfeiffer, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Donna C. Rodgers
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICOLE PFEIFFER
Notary Public - California
San Diego County
Commission # 2429329
My Comm. Expires Dec 13, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Pfeiffer
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 1 Sept 2026 Number of Pages: 2
Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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