Karen Johnson Davidson County
Batch # 1471628 DEEDQC
09/10/2026 02:33:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260910-0084223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 2026.

Notary Public

MY COMMISSION EXPIRES 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JAN 22, 2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE JAYME ALAN ROSENBERGER REVOCABLE LIVING TRUST	**SAME**	**Map 101-004 Parcel 178.00**
(NAME) **7127 River Road Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Jayme Rosenberger,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Jayme Alan Rosenberger, Trustee of THE JAYME ALAN ROSENBERGER REVOCABLE LIVING TRUST, dtd 09/08/2026,** established by **The Trust Agreement of THE JAYME ALAN ROSENBERGER REVOCABLE LIVING TRUST, dtd 09/08/2026**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land lying in the 8th Civil District of Davidson County, Tennessee, being formerly described as Tract No. 4 of the William F. Sullivan subdivision, unrecorded, described as follows:

Beginning at an Iron pin set in the north margin of River Road Pike being the southwest corner of the Pamela Sullivan Anderson Property as recorded in Instrument number 20060412-0042060, Register's Office for Davidson County; thence along said River Road Pike, with a 547.97' radius curve to the right, having a central angle of 19°17'45", a tangent length of 93.15', an arc length of 184.54', and a chord bearing and distance of South 79°19'13" West, 183.67' to an iron pin set; thence South 88°58'06" West 12 & 87 feet to an iron pin set; thence with a 1408.73' radius curve to the left, having a central angle of 12°00'26", a tangent length of 148.16', an arc length of 295.22', and a chord bearing and distance of South 82°57'53" West, 294.68' to a point on bluff; thence South 76°57'40" West 142.05 feet to a point on bluff; thence with a 256.00' radius curve to the right, having a central angle of 28°54'58", a tangent length of 66.01', an arc length of 129 20', and a chord bearing and distance of North 88°34'51" West, 127.83 feet to an iron pin set on bluff; thence North 19°19'11" East 459.48 feet to an Iron pin set; thence North 54°19'11" East 500.00 feet to an iron pin set; thence South 26°24'31" East 696.59 feet to the point of beginning. Said property containing 8.21 acres more or less, as calculated by the above described courses and distances.

Being the same property conveyed to Marshall Proctor and wife, Barbara Proctor, by Deed dated June 6, 1988 from William F. Sullivan and wife, Shirley Sullivan, of record in Book 7564, Page 677, Register's Office for Davidson County, Tennessee. The said Marshall Proctor having died on June 21, 1999, and the property was vested in Barbara Proctor as the surviving tenant by the entirety. Barbara Proctor, Executor of the Estate of Marshall Proctor having quitclaimed to Barbara Proctor, single, by Quitclaim Deed dated November 8, 1999, of record In Book 11750, Page 529, said Register's Office.

Further being the same property conveyed to Jayme Rosenberger from Barbara Proctor, a single woman, by Warranty Deed dated October 23, 2018, of record in Instrument No. 20181024-0105431, Register's Office for Davidson County, Tennessee.

The said Jayme Rosenberger and Jayme Alan Rosenberger are one in the same person for purposes of this transaction.

The conveyance of the above described parcel of land is subject to the following: (1) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **7127 River Road Pike, Nashville, TN 37209.**

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

Jayme Rosenberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jayme Rosenberger** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 8th day of September, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public