THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

Karen Johnson Davidson County
Batch # 1474626 DEEDQC
09/17/2026 11:24:21 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260917-0086694

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
MICHAEL A. ROGERS and BARBARA A. ROGERS, Co-Trustees 3366 Hobson Pike Hermitage, TN 37076	SAME	12400007200 13207000500 13207003800 11808021300

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00),we, MICHAEL A. ROGERS and BARBARA M. ROGERS, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto MICHAEL A. ROGERS AND BARBARA M. ROGERS, CO-TRUSTEES OF THE ROGERS TENNESSEE COMMUNITY PROPERTY TRUST dated September 15, 2026, their successors and assigns, ("GRANTEE"), all of our right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 15th day of Sept, 2026.

MICHAEL A. ROGERS

BARBARA M. ROGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared MICHAEL A. ROGERS and BARBARA M. ROGERS, 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, this 15th day of September, 2026.

NOTARY PUBLIC

My Commission Expires:

5/8/29



EXHIBIT A

Parcel 1: 12400007200

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 12 on an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 2106.21' W of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said Pike S 07° 02' 59" W 486.33' to an iron pin; thence S 59° 48' 34" W 485.77' to an iron pin; thence N 82° 01' 33" W 84.60' to an iron pin; thence N 07° 02' 59" E 209.58' to an iron pin; thence S 83° 57' 01" E 49.30' to an iron pin; thence N 07° 02' 59" E 488.46' to an iron pin on the southerly margin of said Hobson Pike; thence with the margin of said Pike N 86° 13' 06" E 202.69' to a concrete Highway monument; thence N 86° 10' 51" E 227.0' to the point of beginning, containing 6.10 acres, more or less.

Together with and subject to a joint use easement for the purpose of construction and maintaining water lines for this and other parcels, more particularly described as follows: Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northwest corner of the above described tract; thence leaving said Pike and with the westerly line of the above described tract S 07° 02' 59" W 25.45' to a point; thence leaving the westerly line of said lot S 86° 13' 06" W 408.18' to a point; thence N 01° 05' 49" & 25.09' to a point on the southerly margin of said Hobson Pike; thence crossing said Pike and continuing N 01° 05' 49" E 79.59' to a point; thence with the northerly margin of said Hobson Pike the following calls: S 86° 10' 00" W 293.26' to a concrete highway monument; thence N 79° 09' 46" W 40.96' to a concrete Highway monument; thence S 86° 42' 14" W 73.26' to a concrete highway monument; thence with a curve to the left having a radius of 1004.93' and a long chord of 430.14', said cord having a bearing of S 73° 49' 32" W a distance along the curve of 433.49' to an iron pin; thence leaving said Hobson Pike and with the line of the U.S. Government land N 54° 53' 45" W 389.11' to an iron pin on the easterly margin of Granny Wright Lane; thence with the margin of said Lane N 07° 16' 56" E 28.27' to a point; thence leaving said Lane S 54° 53' 45" E 386.93' to a point; thence with a curve to

the right having a radius of 1029.93' and a long chord of 425.62', said chord having a bearing of N 74° 15' 31" E a distance along the curve of 428.71' to a point; thence N 86° 42' 14" E 76.59' to a point; thence S 79° 09' 46" E 40.84' to a point; thence N 86° 10' 00" E 317.29' to a point; thence S 01° 05' 49" W 25.09' to a point on the northerly margin of said Hobson Pike; thence crossing said Pike and continuing S 01° 05' 49" W 79.62' to a point; thence with the southerly margin of said Hobson Pike N 86° 13' 06" E 408.18' to the point of beginning.

Being the same property conveyed to Michael A. Rogers and wife, Barbara M. Rogers, by deed of record in Book 6604, page 84, R.O.D.C.

This improved property is known as 3366 Hobson Pike, Hermitage, TN 37076.

Parcel 2: 13207000500

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Southmeade, Section II and a Revision of Lots No. 23 and 24, Section I of record in Book 2133, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara M. Rogers by deed of record in instrument number 20090602-0050434, R.O.D.C.

This improved property is known as 4240 Morriswood Dr., Nashville, Tennessee 37204.

Parcel 3: 13207003800

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Southmeade of record in Book 1835, Pages 118 & 119, Register's Office for said County.

Said Lot No. 46 fronts 296.4 feet on the southwesterly margin of Morriswood Drive and extends back 190.0 feet on the northwesterly line on 254.5 feet on the southeasterly line to a dead line in the rear, measuring 130.0 feet thereon.

Being the same property conveyed to Barbara M. Rogers by deed of record in instrument number 20000728-0074894, R.O.D.C.

This improved property is known as 4309 Morriswood Drive, Nashville, Tennessee 37204.

Parcel 4: 11808021300

Land in Davidson County, Tennessee, being Lot Nos. 174 and 175 in Grandview Heights Addition, a plan of which is of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 174 and 175 front each 50 feet on the east side of Winford Avenue and extend back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Barbara M. Rogers by deed of record in instrument number Book 8634 Page 817, R.O.D.C.

This improved property is known as 2520 Winford Ave., Nashville, Tennessee 37211.