THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle., Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

Karen Johnson
Batch # 1480474
10/05/2026 08:27:28 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20261005-0091247

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF September 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/24/2030

THOMAS J. ELMLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:
John C. Romersa
Rebecca Chelsea Romersa
1111 Overton Lea Road
Nashville, TN 37220

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS:
145 03 0 065.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **John C. Romersa, Successor Trustee** of The Peggy C. Romersa Revocable Living Trust, do hereby remise, release and quitclaim unto **John C. Romersa and Rebecca Chelsea Romersa,** their successors and assigns, forever, all the right, title, interest and claim which the Grantor has, subject to **a life estate in Rebecca Chelsea Romersa,** in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

> Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of Lealand Manor Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, February 1, 1947, as follows: Beginning on the southerly margin of Overton Lea Road, at a point 200 feet west of the northwest corner of the property conveyed to Howard D. Baldridge and wife, by deed from F. N. McNeill, Jr., Executor and Trustee of record in Book 1781, page 338, Register's Office for said county, being the corner of lots 2 and 3; thence with the line between said two lots, southwardly 468.4 feet to the northerly margin of Ridge View Drive: thence with same, westwardly 175.62 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 474.1 feet to the southerly margin of Overton Lea Road; thence with same, eastwardly 200 feet to the beginning.

Being the same property conveyed to Peggy C. Romersa (now deceased), Trustee of the Peggy C. Romersa Revocable Living Trust, by Quitclaim Deed from Peggy Chandler Romersa of record in Instrument No. 20210414-0049542, Register's Office for Davidson County, Tennessee.

This is improved property known as 1111 Overton Lea Road, Nashville, TN 37220.

WITNESS my hand this 30 day of September, 2026.

John C. Romersa, Successor Trustee

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

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

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 30 day of September, 2026.

Notary Public

My Commission Expires: 4/24/2030

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.