This Instrument Prepared By and Returned To:
Hardeman & Montgomery, Attorneys at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Mary K. Berst & Terry Sue Sadler 3814 Abbott Martin Road Nashville, TN 37215	SAME	Map 116-12 Parcel 52

KNOW ALL MEN BY THESE PRESENTS that for the sum of Two and NO/100 Dollars, cash in hand paid, I, Mary K. Berst, unmarried, do hereby convey, remise, release and quitclaim all of my right, title and interest in said property unto Kevin D. Montgomery, Trustee, his successors and assigns, the following described parcel of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "G" on the Map of Woodmont Lane Homesites of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 80 feet on the northerly side of Abbott-Martin Road and runs back 190 feet on the easterly line and 196.5 feet on the westerly line to a dead line, measuring 70 feet thereon.

BEING the same property conveyed to Mary K. Berst by deed from John Coleman Hayes, III dated 5/31/05 of record in Instrument No. 20050607-0064933, Register's Office of Davidson County, Tennessee.

This is improved property known as 3814 Abbott Martin Road, Nashville, TN 37215.

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

And now, I, the said Kevin D. Montgomery, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Mary K. Berst, an unmarried person, and Terry Sue Sadler, an unmarried person, in equal shares, as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20120055133 DEEDQC
Recvd: 07/27/12 08:30 2 pgs
Fees:12.00 Taxes:0.00
20120727-0066047

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of July, 2012.

KEVIN D. MONTGOMERY, TRUSTEE

MARY K. BERST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, of said county, Kevin D. Montgomery and Mary K. Berst, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 26th day of July, 2012

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAY 20, 2014

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2012.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAY 20, 2014

Notary Public