THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Robert L. Berard
334 Raymond Hodges Road
Cottontown, TN 37048

Send Tax Bills To:
SAME

Map & Parcel No.:
09400004900 and
09400005000

Karen Johnson Davidson County
Batch# 247027 DEEDQC
06/21/2019 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190621-0060302

QUITCLAIM DEED TO CREATE ONE LOT

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Robert L. Berard** ("Grantor") do hereby quitclaim and convey unto **Robert L. Berard** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A tract of land in the 15th District, Davidson County, Tennessee. Tract being bounded on the north by Lot 35 of Clover Nook Subdivision, as recorded in Plat Book 2900, Page 51, Register's Office, Davidson County, Tennessee, (RODC), and by Lot 1, The Resubdivision of Lot 34, Clover Nook Subdivision, as recorded in Plat Book 5200, Page 709, RODC, on the east by the Kenneth J. Adler tract, as recorded in Instrument Number 201709010089892, RODC, on the south by the Michael D. & Rose Mary Green tract, as recorded in Instrument Number 201511030111922, RODC and on the west by the Bradley W. Whitfield tract, as recorded in Book 10262, Page 762, RODC. Tract being described as follows:

Point of Commencement being a ½" iron rod old on the northern Right of Way of Lebanon Pike and being the southeastern corner of the said Michael D. & Rose Mary Green tract. Thence along the common line of the said Michael D. & Rose Mary Green and said Kenneth J. Adler tract thence N 06° 04' 44" E 243.46 feet to an iron rod new and being the POINT OF BEGINNING; thence along the common line of the said Michael D. & Rose Mary Green tract N 83° 39' 02" W 486.87 feet to a 1" iron pipe old; thence along the common line of the said Bradley W. Whitfield tract N 06° 33' 44" E 351.10 feet to a 7/8" iron rod old; thence along the common line of the said Clover Nook Subdivision S 82° 43' 19" E 484.01 feet to a 3/8" iron rod old; thence along the common line of the said the Kenneth J. Adler tract S 06° 04' 44" W 343.26 feet to the point of beginning.

Tract contains 168,520 square feet or 3.87 acres. Bearings based on Tennessee State Plane Coordinate System.

Being of the same property conveyed to Robert L. Berard from First Tennessee Bank National Association by Special Warranty Deed on November 6, 2014, of record in Instrument Number 20141107-0102986, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is executed for the express purpose of establishing a single lot and having one map and parcel number assigned, and said lot is hereby conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

This is improved property known as **1636 Lebanon Pike, Nashville, TN 37210**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of June, **2019**.

Robert L Berard

Robert L. Berard

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said state and county, **Robert L. Berard**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, **2019**.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-**.

Kelly Berard

AFFIANT

Subscribed and sworn to before me, this 21st day of June, **2019**.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY