This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CWS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 361550 DEEDQC
02/21/2020 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200221-0019691

QUITCLAIM DEED

Address New Owners:
Mark Alan Berlyn, Co-Trustee
Liliana Ayala Berlyn, Co-Trustee
Mark Alan Berlyn and Liliana
Ayala Berlyn House Trust
3317 Harriett Park Drive
Nashville, TN 37211

Send Tax Bills To:
same

Map/Parcel Number:
172 10 0C 027.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Liliana Ayala Berlyn and Mark A. Berlyn, wife and husband, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Mark Alan Berlyn and Liliana Ayala Berlyn, Co-Trustees, and their successors in trust, of the Mark Alan Berlyn and Liliana Ayala Berlyn House Trust dated 02/21/2020 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27, as shown on the final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Liliana Ayala Berlyn and Mark A. Berlyn, wife and husband, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20150311-0020900, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including the following:

1. Matters shown on plan of record in Instrument No. 20140613-0051708, Register's Office for Davidson County, Tennessee

2. Inspection and Maintenance Agreement for Private Storm water Management Facilities of record in Instrument No. 20130904-0093193, in the Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 20130917-0097738, in the Register's Office for Davidson County, Tennessee.

4. All matters as set forth in the Declaration of Covenants, Conditions and Restrictions for Parkside, of record as Instrument No.20140502-0037607, Register's Office for Davidson County, Tennessee and to which reference is herby made as if copied verbatim.

5. Charter of the Parkside Homeowners' Association, Inc., of record as Instrument No. 20140502-003 7606, Register's Office for Davidson County, Tennessee.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 3317 Harriett Park Drive, Nashville, Tennessee 37211.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 21st day of February, 2020.

Liliana Ayala Berlyn, Grantor

Mark A. Berlyn, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Liliana Ayala Berlyn, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of February, 2020.

Notary Public

My Commission Expires: May 2, 2022

STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. MAY 2, 2022 DAVIDSON COUNTY

930558.1 13353-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mark A. Berlyn, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 21st day of February, 2020.

Notary Public

My Commission Expires: May 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 21st day of February, 2020.

Notary Public

My Commission Expires: 9/7/2024

CERTIFICATE OF AUTHENTICITY

I, Carolyn W. Schott, 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.

Carolyn W. Schott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carolyn W. Schott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of February, 2020.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

930558.1 13353-001