QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 556154 DEEDQC
01/19/2021 01:50:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210119-0007941

Y-SB-BOT-20-716

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 8 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Thomas Bertotti and Kendra Lou Bertotti	**New Owner**	
(NAME)	(NAME)	**052-02-0-063.00**
110 Lake Terrace Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERCKLE, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT THOMAS BERTOTTI AND KENDRA LOU BERTOTTI, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 19 and the westerly 25 feet of Lot No. 20 on the Plan of Block "D", revised map of Rainbow Terrace of record in Book 1130, Page 85, Register's Office for said county.

Said Lot No. 19 and part of Lot No. 20 front together 75 feet on the southerly margin of McCarley Avenue and extend back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Kendra Bertotti by Warranty deed from Siegfried H. Stein and Brenda E. Wallace n/k/a Brenda E. Stein, husband and wife of record in Instrument No. 20170627-0064389 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 27, 2017.

Being a portion of the same property conveyed to Berckle, LLC, a Tennessee limited liability company by Quitclaim deed from Kendra Bertotti, a resident of the State of Tennessee of record in Instrument No. 20170925-0097867 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on September 25, 2017.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **716 McCarley Avenue, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 8 day of January, 2021.

Berckle, LLC

By: _____
Kendra L. Bertotti, Member

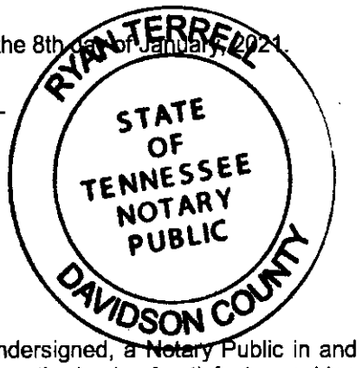
By: _____
Robert T. Bertotti, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kendra L. Bertotti to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Berckle, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2021.

_____
Notary Public
My Commission Expires: 5-2-22



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert T. Bertotti to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Berckle, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2021.

_____
Notary Public
My Commission Expires: 5-2-22



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
615-383-2903