Karen Johnson Davidson County
Batch# 769725 DEEDQC
12/08/2021 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211208-0162660

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 29 day of November, 2021

Notary Public

My Commission expires ____/____/____

CORNELIA JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Meaghan K. Berry
4225 Longfellow Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Meaghan K. Berry
4225 Longfellow Drive
Nashville, TN 37214
MAP AND PARCEL NUMBER: 062-02-0B-287.00

QUITCLAIM DEED

21NT02730

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Meaghan K. Rossberg N/K/A Meaghan K. Berry, an unmarried woman and Stephen Laine Berry, an unmarried man

By these presents do remise, release and **QUITCLAIM** unto

Meaghan K. Berry

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Abbington Park, Phase Two, Section 1, as of record in Instrument No. 20081008-1012227 and revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

This conveyance in made subject but not limited to the following:

1. Provisions contained in deed of conveyance of record in Book 8377, Page 820, Register's Office for Davidson County, Tennessee, which contains reservations for certain sewer taps.

2. Warranty Deed of Flowage easements granted to the United States of America, of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement to the United States of America, of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

4. Easement for 20-Foot right of way for ingress and egress, conveyed to Olin M. Weakley, et al, of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions of record in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee, which restrictions restrict the property described therein to use only as open green space.

6. Covenants and conditions of record in Instrument No. 2000072-00071648, Register's Office for Davidson County, Tennessee, which contain certain provisions regarding sewer line access for up to two connections and also provides a buffer zone and landscaping.

7. Stormwater Detention Agreement of record in Instrument No. 20030508-00611633, Register's Office for Davidson County, Tennessee.

8. Subject to all matters as shown on Final Plat of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024- 0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

10. Restriction of record in Instrument No. 20081008-0101931 and as corrected in Register's Office for Davidson County, Tennessee.

11. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

Being the same property conveyed to Meaghan K. Rossberg, a married woman by Warranty Deed from Celebration Homes, LLC as recorded 10/04/2010 in Book NA at Page NA as Document 20101004-0079301.

Commonly Known As: 4225 Longfellow Dr, Nashville, TN, 37214-1260

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of November 2021

Meaghan K Berry fka Meaghan K Rossberg

Meaghan K. Berry fka Meaghan K. Rossberg

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Meaghan K. Berry fka Meaghan K. Rossberg,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of November 2021

Notary Public

My Commission expires: 2/23/25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Stephen Laine Berry

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen Laine Berry,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of November 2021

Notary Public

My Commission expires: 2/23/25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Stephen Laine Berry joins in this conveyance for purposes of conveying spousal interest as the former spouse of Meaghan K. Berry

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-29-21 (date of document).

Kesha Herron
Affiant Signature

12-6-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th of November, 2021.

CAROL B CHRISTIAN (SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024