This Instrument Prepared By:

Lincoln Title and Escrow
131 Donelson Pike
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 793614 DEEDQC
01/20/2022 03:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220120-0007807

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ana Carolina Nedreberg **4341 Central Pike** **Hermitage, TN 37076**	**Ana Carolina Nedreberg** **4341 Central Pike** **Hermitage, TN 37076**	**087-00-0-070.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ana Carolina Nedreberg and Juan Alberto Meza,** "the Grantor," have this day and date bargained and sold and by these presents do hereby convey, remise, release and forever quitclaim unto **Ana Carolina Nedreberg,** "the Grantee," the following described real estate in Davidson County, Tennessee:

See Attached Exhibit "A"

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of January, 2022.

Ana Carolina Nedreberg

Juan Alberto Meza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2022, before me personally appeared **Ana Carolina Nedreberg**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of January, 2022.

Notary Signature
My commission expires: 3/7/2022

TYLER CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

The Following described Tract of Land:

Beginning at a point on the North margin of Central Turnpike Westwardly from the Southeast corner of a 2.13 acre tract of land conveyed by J. R. Jackson to Davidson County by deed of record in Book 658, page 443, Register's Office for Davidson County, Tennessee. Said point being a corner of said 2.13 acre tract; running thence with the North margin of said Turnpike North 84 \'bd degrees West 355 feet to a point, thence leaving said turnpike North 1 degrees East 139 \'bd feet to a Cedar tree; Thence North 43 \'be degrees East 535 feet to a post on the East Bank - of Dry Fork Creek; thence North 62 degrees East 225 feet to the center of the Earheart Road: thence with the center of said road South 04 degrees West 450 feet to the center of a bridge over Dry Fork Creek; thence down said said creek with its center North 23 \'bd degrees West 225 feet to a point in the center of said creek; thence leaving said creek and running with the Northerly boundary line of the said 2.13 acre tract conveyed by J.R. Jackson to Davidson County South 69 \'be degrees West 180 feet to a point: thence with the West line of said 2.13 acre tract South 4 \'be degrees West 300 feet to an iron pipe corner: thence South 80 \'be degrees East 100 feet to an iron pipe corner; thence South 4 \'be degrees West 40 feet to the beginning, containing 3.27 acres, more or less.

Included in the foregoing description, but specifically excluded from this conveyance is the property previously by B.H. Goodman and wife, as follows:

1. B. H. Goodman et ux B.O. Bakes, et ux, dated April 24, 1946, as of record in Book 1383, page 501, in the Register's Office for Davidson County, Tennessee.

2. B. H. Goodman et ux B.O. Bakes, et ux, dated January 5, 1949, and recorded in Book 1712, page 319, in the Register's Office for Davidson County, Tennessee.

3. B. H. Goodman et ux B.O. Bakes, et ux, dated December 30, 1952, of record in Book 2148, page 252, in the Register's Office for Davidson County, Tennessee.

4. B. H. Goodman et ux B.O. Bakes, et ux, dated January 6, 1954, of record in Book 2246, page 173, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Berry, an unmarried person by Warranty deed from Jay Wilfong, an unmarried person of record in Instrument No. 20011018-0113691 Register's Office for Davidson County, Tennessee, dated October 17, 2001 and recorded on October 18, 2001, (Value of consideration shown in aforementioned deed $117,500.).

Being the same property conveyed to Christopher Berry and Jan L. Bular, as Joint Tenants with Rights of Survivorship and not as Tenants in Common by QuitClaim Deed from Christopher Berry of record in Instrument No. 20011026-0117229 Register's Office for Davidson County, Tennessee, dated October 17, 2001 and recorded on October 26, 2001

TRUE COPY CERTIFICATION

I, Tyler Clark, 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 January 13, 2022

Tyler Clark

Tyler Clark

1/13/22

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 13th **day of** January**, 2021.**

Notary Public
My Commission Expires: 6/21/22

