QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Maryland COUNTY OF Prince George's

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 4th Feb., 2022.

NOTARY PUBLIC

My Commission Expires: 10/08/2025

Jessica Crockett NOTARY PUBLIC Prince George's County, Maryland My Commission Expires 10/8/2025 PRINCE GEORGE'S

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Warren T. Berlin and Valery Lara Torres 582 Lockwood Drive Nashville, TN 37214	Same as New Owner	107 04 0 014.00

KNOW ALL MEN BY THESE PRESENTS that William K. Berlin, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Warren T. Berlin and Valery Lara Torres, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Larkwood Subdivision, as of record in Book 2900, Page 144, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 73.0 feet on the westerly side of Lockwood Drive and extends back 199.90 feet on the southerly line and 189.25 feet on the northerly line, to a dead line measuring 87.73 feet thereon.

Being the same property conveyed to Warrant T. Berlin and Valery Lara Torres, husband and wife, and William K. Berlin, a married man, as joint tenants with the right of survivorship by Warranty Deed from Donna Kaye Mabry, dated October 30, 2020 and recorded November 10, 2020, of record in Instrument No. 20201110-0132487, Register's Office for Davidson County, Tennessee.

This is improved property, known as 582 Lockwood Drive, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 805235 **DEEDQC**
02/15/2022 07:48:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220215-0017143

WITNESS my hand on 2/4, 2022

William K. Berlin

STATE OF Maryland

COUNTY OF Montgomery

On 2nd of Feb., 2022, before me personally appeared William K. Berlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 2/4, 2022.

NOTARY PUBLIC

My Commission Expires: 5-25-2025

AUGUSTINA THOMAS
Notary Public - State of Maryland
Montgomery County
My Commission Expires May 25, 2025