Karen Johnson Davidson County
Batch# 851098 DEEDQC
05/05/2022 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220505-0051891

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James R. Berkeley 2980 N. Beverly Glen Circle #302 Los Angeles, CA 90077	New Owners	129-10-0-058.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James R. Berkeley, a married man,** by these presents do hereby quitclaim and convey unto **James R. Berkeley and Mara P. Berkeley, Co-Trustees of the Berkeley Living Trust dated November 17, 2012,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Meade Park, Inc., Section One of record in Plat Book 2900, Page (s) 103 and 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott K. Edgerton and wife, Kathryn J. Kirk by Warranty deed from David G. Lee, married and Pamela L. Lee, married of record in Instrument No. 20010918-0100814 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on September 18, 2001.

Being the same property conveyed to Kathryn Joyce Kirk by QuitClaim deed from Scott Keith Edgerton of record in Instrument No. 20070525-0062533 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 25, 2007.

Being the same property conveyed to James R. Berkeley, a married man by Warranty Deed from Kathryn Joyce Kirk, an unmarried woman of record in Instrument No. 20220309-0026853 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 9, 2022.

Being also known as 127 Carnavon Parkway Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
25th day of February, 2022.

Affiant

My commission expires:

Notary Public

ANNE MARIE CHANDLER (Affix Seal) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of February, 2022.

James R. Berkeley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Berkeley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2022.

Notary Public

My Commission Expires:
5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/28/2022 ____ (date of document).

Affiant Signature

04/28/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025