**RECORD AND RETURN TO:**
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-9882-2022

Karen Johnson Davidson County
Batch# 907697 DEEDQC
08/24/2022 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220824-0095604

**QUITCLAIM DEED**

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2022.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel M. Bergan<br>1566 Asheforde Drive<br>Marietta, GA 30068 | Same address as new owner | P/O 172-00-0-179.00 |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **D & A Ventures, LLC, a Tennessee limited liability company ,** hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all its right, title and interest unto **Daniel M. Bergan,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Final Plat, The Woodlands, Phase 3-A, of record in Instrument #20220706-0078096, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to D & A Ventures, LLC, a Tennessee limited liability company, from West End Builders, Inc., a Tennessee corporation, by Warranty Deed dated December 11, 2019 and recorded December 27, 2019 in Instrument #20191227-0134144, Register's Office for Davidson County, Tennessee.

WITNESS ITS HAND, this 22nd day of August, 2022.

Grantor

D & A Ventures, LLC, a Tennessee limited liability company

BY: _____
Derrick Derringer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of August, 2022, before me, appeared Derrick Derringer, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of D & A Ventures, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said D & A Ventures, LLC and said Derrick Derringer acknowledged said instrument to be the free act of deed of D & A Ventures, LLC.

WITNESS my hand and seal, this the 22nd day of August, 2022.

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 25, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/22/22 (date of document).

Jennifer L. Pennell

8/24/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of August, 2022.

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026