THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 920776 DEEDQC
09/23/2022 12:13:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220923-0105841

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00.

DIAHANN M. KEETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT
Subscribed and sworn to before me September 13, 2022.
Diahann M. Keeton
Notary Public
My Commission Expires: 11-8-23

Address of New Owner(s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	**Map-Parcel Number**
William Stewart Berk, Trustee of the William Stewart Berk Revocable Trust, and Carol Cox Berk, Trustee of the Carol Cox Berk Revocable Trust 924 Russell Street Nashville, Tennessee 37206	William Stewart Berk, Trustee of the William Stewart Berk Revocable Trust, and Carol Cox Berk, Trustee of the Carol Cox Berk Revocable Trust 924 Russell Street Nashville, Tennessee 37206	082-16-2A-002.00-CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents **WILLIAM BERK AND CAROL BERK, HUSBAND AND WIFE**, hereinafter called the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby release, remise, and quitclaim unto **WILLIAM STEWART BERK AS TRUSTEE OF THE WILLIAM STEWART BERK REVOCABLE TRUST** and not in his personal capacity pursuant to the terms of trust agreement titled The William Stewart Berk Revocable Trust dated June 30, 2022, as to 1/2 undivided interest, **AND CAROL COX BERK AS TRUSTEE OF THE CAROL COX BERK REVOCABLE TRUST** and not in her personal capacity pursuant to the terms of trust agreement titled The Carol Cox Berk Revocable Trust dated June 30, 2022, as to 1/2 undivided interest, (the "Grantees"), their successors and assigns, all of Grantors' rights, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

"The William Stewart Berk Revocable Trust" and "The Carol Cox Berk Revocable Trust" (the "Trusts") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from

claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the Trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These Trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

The Property is improved property known as 924 Russell Street, Nashville, Tennessee 37206. The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF AND THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES RESULTING THEREFROM.

Witness our hands this 13th day of September 2022.

William Berk

Carol Berk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared WILLIAM BERK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13th day of September 2022.

Diahann M Keeton
NOTARY PUBLIC

My Commission Expires: 11-8-22

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared CAROL BERK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13th day of September 2022.

Diahann M Keeton
NOTARY PUBLIC

My Commission Expires: 11-8-22

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 922 Russell Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20191014-0105106, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Berk and Carol Berk, Husband and Wife, by Warranty Deed from White Peach Development LLC, a Tennessee limited liability company, of record in Instrument No. 20210803-0104445 Register's Office for Davidson County, Tennessee, dated August 3, 2021.

This is improved property known as 924 Russell Street, Nashville, Tennessee 37206.