Karen Johnson Davidson County
Batch# 948217 DEEDQC
12/06/2022 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221206-0127131

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me this 5th day of December, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Lawrence C. Hartge, Jr. and/or Margaret L. Berge Hartge, Trustees 3714 Richland Avenue Nashville, Tennessee 37205	SAME	104 09 0 067.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Lawrence C. Hartge, Jr. and/or Margaret L. Berge Hartge, Trustees of the Berge Hartge Family Trust dated July 31, 1986**, hereinafter called the Grantors, for the purpose of reflecting a change in the name of the trust, hereby remise, release

and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lawrence C. Hartge, Jr. and/or Margaret L. Berge Hartge, Trustees of the Berge Hartge Living Trust, also known as the Bertge Hartge Family Trust, established by the Revocable Trust Agreement of Lawrence C. Hartge, Jr. and Margaret L. Berge Hartge dated July 31, 1986**, as amended and restated on December 5, 2022, and as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 5th day of December, 2022.

Lawrence C. Hartge, Jr., Trustee

Margaret L. Berge Hartge, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence C. Hartge, Jr. and Margaret L. Berge Hartge, Trustees, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2022.

JEFFREY MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 169 and the easterly 32- ½ feet of Lot No. 171 Block 8, Division "A", on the Plan of Richland Realty Company, as of record Book 161, page 151, Register's Office for said County.

Said parts of said lots front together 67- ½ feet on the north side of Richland Avenue and extend northerly between parallel lines, 192.5 feet.

Being the same property conveyed to Lawrence C. Hartge, Jr. and Margaret L. Berge, Trustees of the Berge Hartge Family Trust UDT, dated 07-31-1986, by deed from Carole F. Kenner, of record as Instrument No. 20100602-0042489, Register's Office for Davidson County, Tennessee.

Margaret L. Berge Hartge and Margaret L. Berge are one and the same person.

This is improved property known as 3714 Richland Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 5, 2022.

12/5/22
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5TH day of DECEMBER, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

