Karen Johnson Davidson County
Batch# 991740 DEEDQC
04/13/2023 10 01 25 AM 2 pgs
Fees. $12 00 Taxes $0 00
20230413-0027141

QUITCLAIM DEED

This instrument prepared by
Rachel S Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows	Send Tax Bills to	Map / Parcel
Steven Berkley 2880 Lyncrest Drive Nashville, TN 37214	New Owner	096 13 0 112 00

AFFIDAVIT

STATE ~~OF~~ TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Mallory Evan Andrews v. Steven Tyler Berkley, Davidson County Fourth Circuit Court, No 22D-1010, and the actual consideration given for the transfer is $0 00

Affiant

TAYLOR LEE RIPPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

SUBSCRIBED AND SWORN TO before me this 22nd day of December, 2022.

Notary Public

My Commission Expires 1-8-2024

WHEREAS, Mallory Evan Andrews ("Grantor") and Steven Tyler Berkley ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Mallory Evan Andrews v. Steven Tyler Berkley, Davidson County Fourth Circuit Court, No 22D-1010; and

WHEREAS, Grantor is ordered to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Mallory Evan Andrews, the Grantor, does hereby convey, remise, release and forever quitclaim unto Steven Tyler Berkley, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Happy Acres of record in Plat Book 2331, Page 63, 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 Mallory Evan Andrews and Steven Berkley, wife and husband, of record in Instrument No 20180108-0002460, Register's Office for Davidson County, Tennessee, dated January 4, 2018 and recorded on January 8, 2018

This is improved property known as 2880 Lyncrest Drive, Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 28 day of March, 2023.

MALLORY EVAN ANDREWS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

MALLORY EVAN ANDREWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained

Witness my hand and official seal this 28 day of March, 2023.

Notary Public

My commission expires: My Commission Expires November 06, 2024

MAYELIN DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY