Karen Johnson Davidson County
Batch# 1015856 DEEDQC
06/16/2023 08 26 15 AM 3 pgs
Fees $17 00 Taxes $0 00
20230616-0045906

This Instrument Was Prepared By
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0 00

400/404 LLC, Grantee

By _____
Name. Michael Berry
Title. President

Subscribed and sworn to before me this
7th day of June, 2023

_____
Notary Public

My Commission Expires 05/05/2025

BREAUNA N MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
400/404 LLC 228 Vaughn's Gap Rd Nashville, TN 37205 Attn: Michael Berry, President	Same	MAP 42-16 PARCELS 200 & 199

For and in consideration of membership interest in Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Herbert Berry and wife, Dorislyn Berry**, the "**Grantors**", do hereby convey and quitclaim unto **400/404 LLC**, a Tennessee limited liability company, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 8th day of June, 2023.

Herbert Berry

Dorislyn Berry

STATE OF TENNESSEE)
) SS
:
COUNTY OF Williamson)

Before me, Breauna N. Murphy the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Herbert Berry and Dorislyn Berry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 8th day of June, 2023.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Douglas- Levine Subdivision at Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for said County.

SAID Lot No. 5 fronts 50 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 150 feet to an alley.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Douglas - Levine Subdivision at Madison, Tennessee, of record in Plan Book 547, Page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the westerly side of the Gallatin Road and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Herbert A. Berry and wife, Dorislyn Berry by quitclaim deed from Roblyn Properties, LLC, of record in the Register's Office for Davidson County, Tennessee, Instrument No. 20041117-0137861.

Property Address: 400-404 Gallatin Road, Madison, TN 37115.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.