Karen Johnson Davidson County
Batch# 1045853 DEEDQC
09/05/2023 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230905-0069252

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Veronica Leilani Vargas-Bergesen and Brit Lee Bergesen Living Trust 3948 187th Street Torrance, CA 90504	New Owner(s)	050-07-0-003.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Veronica Vargas-Bergesen and Brit Bergesen, wife and husband,** by these presents do hereby quitclaim and convey unto **Veronica Leilani Vargas-Bergesen and Brit Lee Bergesen, as Trustees of The Veronica Leilani Vargas-Bergesen and Brit Lee Bergesen Living Trust dated February 11, 2019, and amended and fully restated on July 1, 2023,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 228 on The Revised Plan of Section Four, Village by the Creek, of record in Plat Book 6250, Page 89, 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 Joseph D. Claybon, unmarried by Warranty Deed from Mosharrof Hossain and wife, Zakia Sultana of record in Instrument No. 20060906-0110298 Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 06, 2006.

Being the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company by Warranty Deed from Joseph D. Claybon, single of record in Instrument No. 20210723-0099364 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 23, 2021.

Being the same property conveyed to Veronica Vargas-Bergesen and Brit Bergesen, wife and husband by Warranty Deed from KAS Holdings, LLC, a Washington Limited Liability Company of record in Instrument No. 20230804-0040500, **Register's Office for Davidson County, Tennessee, dated July ____, 2023 and recorded on August** 4**, 2023.**

Being also known as 3709 & 3711 Village Trail Nashville, TN 37207..

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 1st day of August, 2023.

Carmen Coats
Affiant

My commission expires: 5-9-2026
(Affix Seal)

Brooke Hicks
Notary Public

BROOKE HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2023.

Veronica Vargas-Bergesen

Veronica Vargas-Bergesen

Brit Bergesen

Brit Bergesen

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Veronica Vargas-Bergesen and Brit Bergesen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2023.

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2363895
My Comm. Expires Jul 30, 2025

Melanie M. Sears, Notary Public

Notary Public

My Commission Expires:

July 30, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 31 day of July, 2023, by Veronica Vargas-Bergesen and Brett Bergesen

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2363895
My Comm. Expires Jul 30, 2025

(Seal)

Signature Melanie M. Sears Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 31, 2023 (date of document).

Affiant Signature

September 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023