Karen Johnson Davidson County
Batch# 1110193 DEEDQC
03/12/2024 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240312-0017194

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2024.

Notary Public
My Commission Expires: 09/08/2025

**THIS INSTRUMENT PREPARED BY:**

**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4447**

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Albert Denney Lutz<br>8270 Ellis Drive<br>Joelton, Tennessee 37080 | SAME | 008 00 0 041.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that 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, Martha Jo Lutz Berry, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest, consisting of an undivided one-half (1/2) tenant-in-common 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 Albert Denney Lutz, and to his heirs and assigns, hereinafter called the Grantee.

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.

The Grantor's spouse, James W. Berry, Jr., signs below for the purpose of joining in this conveyance and releasing, remising and quitclaiming any and all right, title and interest in the subject property that he may own individually.

**WITNESS** our hands this 11th day of March, 2025.

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Martha Jo Lutz Berry**

**James W. Berry, Jr.**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Jo Lutz Berry and James W. Berry, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of March, 2025.

My Commission Expires: 09/08/2025

Notary Public

## EXHIBIT A

### Legal Description

TRACT NO.1:
Land in the 14th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Stephen A. Draper, Surveyor, May 10, 1960, as follows:

Beginning on the north line of a public roadway lying along the northerly margin of the Newland property; thence, north 11° west 957 feet to the Baxter line; thence with Baxter's line south 88° east 240 feet; thence south 11° east 968 feet to the north margin of said public road; thence with said margin, north 86° 15' west 240 feet to the point of beginning, property un-improved and known as Springfield Highway, Joelton, Tennessee.

Being part of the same property conveyed to Albert J. Lutz and wife, Evelyn D. Lutz, by deed from Felix A. Dickerson and wife, Frances Dickerson, of record in Book 3927, page 496, Register's Office for Davidson County, Tennessee.

Evelyn D. Lutz died on July 5, 1995.

Albert J. Lutz subsequently died intestate on April 25, 2008, and the subject property vested in his heirs-at-law, Albert Denney Lutz and Martha Jo Lutz Berry, as equal tenants in common, as evidenced by the Affidavit of Heirship of record as Instrument No. 20240312-0017058, Register's Office for Davidson County, Tennessee.

This is improved property known as 8264 Ellis Drive, Joelton, Tennessee 37080.

## 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 March 11, 2024.

March 12, 2024
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 12th day of March, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

