Karen Johnson Davidson County
Batch# 1148220 DEEDQC
06/17/2024 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0045428

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 17, 2024.

Notary Public

My Commission Expires: 4/18/26

CARTER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

New Owner Address:
Berger Family Trust
612 Dorshire Lane
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
142-16-A-22

QUITCLAIM DEED

Michael P. Berger and spouse, Andrea L. Berger (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Berger Family Trust**, dated June 17, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 17, 2024**.

Michael P. Berger

Andrea L. Berger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Michael P. Berger and Andrea L. Berger**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 17, 2024.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Landin Davidson County, Tennessee, being Lot No. 22 on the plan of Devon Park, Phase One, of record in Book 5200, page 670-672, Register's Office for said county.

Said Lot No. 22 which is a corner lot, fronts 93.54 feet on the northerly margin of Dorshire Lane (private) and fronts 70.44 feet on the easterly margin of Bircham Court (private), said frontages being joined by a curve having a length of 48.13 feet, and extends back 142.63 feet on the northerly line and 70.41 feet on the easterly line to a point of intersection.

Being the same property conveyed to Michael P. Berger and spouse, Andrea L. Berger, from Robert Bruce Loving and spouse, Leoni J. Loving, by deed of record in Book 8542, Page 751, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including, but not limited to, the restrictive covenants, liens and other matters set forth in Book 6176, Page 542 and Book 6967, page 156, said Register's Office, and to the matters set forth in the reference Plan of record.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 612 Dorshire Lane, Nashville, TN 37221.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 June 17, 2024.

Affiant Signature

6-17-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 17, 2024.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY