Karen Johnson Davidson County
Batch# 1151631 DEEDQC
06/27/2024 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048234

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS GREATER~~, FOR THIS TRANSFER IS $0.00

Robert L Berard

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2024.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 24-0387

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Berard Properties, LLC	NEW OWNER	Map: 09400004900
(NAME) 3343 Raymond Hodges Rd.	(NAME)	
(ADDRESS) Cottontown, TN 37048	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ROBERT L. BERARD, MARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO

BERARD PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

A tract of land in the 15th District, Davidson County, Tennessee. Tract being bounded on the north by Lot 35 of Clover Nook Subdivision, as recorded in Plat Book 2900, Page 51, Register's Office, Davidson County, Tennessee, (RODC), and by Lot 1, The Resubdivision of Lot 34, Clover Nook Subdivision, as recorded in Plat Book 5200, Page 709, RODC, on the east by the Kenneth J. Adler tract, as recorded in Instrument Number 201709010089892, RODC, on the south by the Michael D. & Rose Mary Green tract, as recorded in Instrument Number 201511030111922, RODC and on the west by the Bradley W. Whitfield tract, as recorded in Book 10262, Page 762, RODC. Tract being described as follows:

Point of Commencement being a ½" iron rod old on the northern Right of Way of Lebanon Pike and being the southeastern corner of the said Michael D. & Rose Mary Green tract. Thence along the common line of the said Michael D. & Rose Mary Green and said Kenneth J. Adler tract thence N 06° 04' 44" E 243.46 feet to an iron rod new and being the POINT OF BEGINNING; thence along the common line of the said Michael D. & Rose Mary Green tract N 83° 39' 02" W 486.87 feet to a 1" iron pipe old; thence along the common line of the said Bradley W. Whitfield tract N 06° 33' 44" E 351.10 feet to a 7/8" iron rod old; thence along the common line of the said Clover Nook Subdivision S 82° 43' 19" E 484.01 feet to a 3/8" iron rod old; thence along the common line of the said the Kenneth J. Adler tract S 06° 04' 44" W 343.26 feet to the point of beginning.

Tract contains 168,520 square feet or 3.87 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Robert L. Berard, by Quitclaim Deed To Create One Lot from Robert L. Berard, of record in Instrument No. 20190621-0060302, dated June 21, 2019, Register's Office for said County. See also deed of record in Instrument No. 20141107-0102986, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is unimproved property, known as 1636 Lebanon Pike, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of June, 2024.

Robert L. Berard

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 Robert L. Berard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of June, 2024.

My Commission Expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, 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 June 26, 2024.

(AFFIANT) – Anita Lester

June 26, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me June 26, 2024.

My commission expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON