ADDRESS OF NEW OWNER:
Insight Realty, LLC
301 Northcreek Blvd., #208
Goodlettsville TN 37072

THIS INSTRUMENT PREPARED
BY: JAROD C. RICHERT
Attorney at Law
516 South Main Street
Springfield, TN 37172

SEND TAX BILLS TO:
Same

Karen Johnson Davidson County
Batch# 1205043 DEEDQC
11/13/2024 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241113-0088443

NOTE: This instrument was prepared solely based on information provided by the Party. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the Party or performed by the preparer. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the Party. No legal or tax advice has been requested or provided regarding the legal significance or consequences of executing and recording this instrument.

Map & Parcel ID: 162 09 0B 035.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 31st day of October, 2024, between **LEE ANN BERWANGER** referred to herein as Party of the First Part, and **INSIGHT REALTY, LLC**, Party of the Second Part.

WITNESSETH:

WHEREAS, The purpose of this Deed is to quiet title as to all right, title and interest that Lee Ann Berwanger may have in the property, by vesting any such interest in Insight Realty, LLC.

That the said Party of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of her right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Town House No. 303 on the plan of Hickory Valley Condominiums, Phase 3, 4th Revised Site Plan, of record in Book 5200, Page 131, 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 William Peacock and Mary Lou Peacock, husband and wife, by deed from Kimberly Michelle Breece, unmarried, of record as Instrument No. 20010504-0045928, Register's Office for Davidson County, Tennessee. Next, the same property conveyed to Insight Realty, LLC, by deed from Maria M. Salas, the Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee of record Instrument No. 20240425-0029817, said Register's Office.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year of her notarial signature hereto.

LEE ANN BERWANGER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Lee Ann Berwanger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of October, 2024.

My commission expires: 09/07/2026 NOTARY PUBLIC

KEISHA GRIGGS TENNESSEE NOTARY PUBLIC My Comm Exp 09/07/2026 COUNTY OF DAVIDSON

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STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 31st day of October 2024.

My Commission Expires: 09/07/2026 NOTARY PUBLIC

KEISHA GRIGGS TENNESSEE NOTARY PUBLIC My Comm Exp 09/07/2026 COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 31 2024 (date of document)

Regina Sullo

Affiant Signature

10.31.2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 13th day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202411130088443