Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Daniel and Megan Berry
Address: 5410 A Kentucky Ave
Nashville
State: TN Zip Code: 37209

Tax Parcel ID #: 09106037500

Karen Johnson Davidson County
Batch# 1207357 DEEDQC
11/21/2024 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0090738

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Daniel and Megan Berry, a married couple, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Daniel Patrick Berry and Megan Elizabeth Berry, Trustees of the Daniel and Megan Berry Revocable Living Trust dated November 8, 2024, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 1315 of Block 184 on Plant No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gianikas Contractors, Inc., by Warranty Deed from Tim J. Banks and Sharon J. Banks, husband and wife, dated September 25, 2014 and recorded on September 29, 2014 of record in Instrument No. 20140929-0089548, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed of record in Instrument No. 20150303-0018542, said Register's Office to create a separate tax parcel.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, pages 74 and 75, said Register's Office. Gas/Mechanical, Electrical or Plumbing Permit to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10694, page 346, said Register's Office.

This is improved property, known as 5410 A Kentucky Avenue, Nashville, TN 37209

Being same property conveyed in instrument 20160527-0053616

Grantor's Signature

Grantor's Signature

Daniel P Berry
Grantor's Name

Megan Berry
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel P. Berry and Megan Berry whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of November, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 8th day of November, 2024.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 11/8/24 (date of document).

Affiant Signature

11/8/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOAN ROYSDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027