Karen Johnson Davidson County
Batch # 1217275 DEEDQC
12/17/2024 02:09:41 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241217-0097945

This Instrument prepared by:
Darleen Loch
Legacy Legal Services
410 S. University Avenue
Provo, UT 84601

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 5 day of November, 2024 by the Grantor,
Paula R. Berger, a single woman
451 Siena Drive, Nashville, TN, 37205
of Davidson County

to the Grantee,
PAULA RAE BERGER, Trustee, or her successors in Trust, under The Paula Rae Berger Revocable Living Trust, dated 11/5/2024, and any amendments thereto.
451 Siena Drive, Nashville, TN, 37205

WITNESSETH, That the said Grantor, for $10.00 (Ten dollars)
the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

See attached EXHIBIT A

Commonly known as: 451 Siena Drive, Nashville, TN, 37205
Parcel Identification: 129-11-0A-451.00
Source of title: Being that same Warranty Deed recorded as Document No. 20230427-0031194 on 04/27/2023, in the records of the Clerk of the Courts of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Paula R. Berger
Grantor

STATE OF TENNESSEE }
COUNTY OF Williamson }

On this 5 day of November, 2024, before me, Hannah J Herman, personally appeared Paula R. Berger, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Hannah J Herman
Notary Signature



Oath of Consideration

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

Paula R. Berger, Affiant 1

STATE OF TENNESSEE }
COUNTY OF Williamson }

Subscribed and sworn before me this the 5 day of November, 2024.

Notary Public
My commission expires: 3/2/27

HANNAH J HERMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 2, 2027
COUNTY OF SUMNER

The following information is not a part of this Deed

Property Address:
451 Siena Drive
Nashville, TN, 37205

Owner's Name and Address:
Paula R. Berger
451 Siena Drive
Nashville, TN, 37205

Parcel Number: 129-11-0A-451.00

Mail Tax Bills to:
Paula R. Berger
451 Siena Drive
Nashville, TN, 37205

EXHIBIT A

LAND in Davidson County, Tennessee being Unit No. 451 created tinder Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1.13, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for proper identification.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, of record aforementioned, said Register's Office; casements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Joan McCoy Smith, unmarried by Warranty deed from The Janet C. Summers Living Trust, dated December 20, 2011 and Janet C. Summers and Steven B. Summers, Co-Trustees of the Janet C. Summers Living Trust u/a/d December 20, 2011 of record in Instrument No. 20140701-0057461 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 1, 2014.