Karen Johnson Davidson County
Batch# 1230396 DEEDQC
01/27/2025 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250127-0006145

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Paul Apelles Berard and Talisha Berard 3726 Homeland Drive, Nashville, TN 37218	New owners	058-04-0-006.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Paul Apelles Berard, a married man**, by these presents does hereby quitclaim and convey unto, **Paul Apelles Berard and Talisha Berard, husband and wife**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat of Bryant Wood Trace Subdivision, Phase | of record in Plat at Instrument No. 20010108-0002316, in the 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 Paul Apelles Berard, unmarried by Warranty Deed from Kathlyn J. Kirkwood, and husband, Alan P. Kirkwood of record in Instrument No. 20170724-0074774 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 24, 2017. Paul Apelles Berard having since married.

Being also known as 3726 Homeland Drive, Nashville, TN 37218.

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27 day of December, 2024.

Affiant

My commission expires:
(Affix Seal)
May 3, 2027

Notary Public

GRACEMARIE NEARY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 3, 2027

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27 day of December, 2024.

Paul Apelles Berard

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Paul Apelles Berard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27 day of December, 2024.

Notary Public

My Commission Expires: May 3, 2027

GRACEMARIE NEARY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 3, 2027

True Copy Certification

I, Amy Burgess, 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 12/27/24 (date of document).

Affiant Signature –
Amy Burgess

DATE: 1/27/25

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 27th day of January, 2025.

Notary's Signature

My Commission Expires: 10/31/2028
Notary' Seal (if on paper)

CHIU-JU LAI
NOTARY PUBLIC
REGISTRATION # 336687
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
OCTOBER 31, 2028