Karen Johnson Davidson County
Batch# 1240422 DEEDQC
02/25/2025 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250225-0013749

PREPARED BY:

*Robert J. Hazard, Esq.*
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

Pamela Bergeron
**AFFIANT**

Subscribed and sworn to before me on this day, February 24, 2025.

Eleanor Ziglari-Wiles
Notary Public

My Commission Expires: _____

JUREH ZIGLARI WILES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 11/25/2028

**New Owner Address:**
Bergeron Family Trust
4874 Lorece Ave
Memphis, TN 38117

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
090 15 0 127.00

## QUITCLAIM DEED

**Pamela J. Bergeron** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **P Dub Properties, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **February 24, 2025**.

Pamela J. Bergeron

Pamela J. Bergeron

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Pamela J. Bergeron** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 24, 2025.

Elaheh Ziglari Wiles

Notary Public

My Commission Expires: _____

ELAHEH ZIGLARI WILES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1147 on the Plan of Charlotte Park, Section 16, as of record in book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1147 fronts 70.3 feet on the easterly side of Capri Drive and runs back between lines, 148.7 feet on the northerly side and 148 feet on the southerly side to a line in the rear, measuring 72 feet thereon.

Being part of the same property conveyed to Fredie L. Braswell et ux, Peggy B. Braswell from Cumberland Valley Builders, Inc., a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee by deed of record in Book 3571, Page 547, Register's Office for Davidson County, Tennessee. Fredie L. Braswell having subsequently died on December 23, 2021, and Peggy B. Braswell aka Peggy Sue Braswell having become the sole owner through rights of survivorship. Peggy B. Braswell aka Peggy Sue Braswell having subsequently died on May 25, 2024 without a Will, leaving Peggy B. Braswell's only child and sole heir-at-law, Pamela J. Bergeron, alone vested with title to said property as further described in that certain Affidavit of Heirship in Instrument No.20240906-0068707, Register's Office for Davidson County, Tennessee, and that certain Affidavit of Heirship in Instrument No.20240906-0068708, Register's Office for Davidson County, Tennessee

The legal description above is the same as in the previous deed of record.

This property is commonly known as 452 Capri Drive, Nashville, TN 37209.

### CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 February 24, 2025.

Elaheh Zigari Wiles
Affiant Signature

2/24/25
Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day February 24, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028