Karen Johnson Davidson County
Batch# 1244408 DEEDQC
03/07/2025 03:20:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20250307-0017493

FROM:

BRIAN BERRY &
DIANNE BERRY,
HUSBAND & WIFE

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

BRIAN L. BERRY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2025.

Notary Public

My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner:

Brian L. Berry
4520 Post Road
Nashville, Tennessee 37205

Send Tax Bills to:

SAME

Map-Parcel Numbers:

Map 103 14 0
Parcel 108.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, we, **Brian Berry and Dianne Berry, Husband and Wife,** hereinafter called the Grantors, hereby remise, release and quitclaim unto **Jeffrey Mobley,**

Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

And now, I, the said **Jeffrey Mobley, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **Brian L. Berry** the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 6th day of March, 2025.

Brian Berry

Dianne Berry

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Brian Berry and Dianne Berry, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of March, 2025.

My Commission Expires: _____

Notary Public

TIMOTHY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee, with whom I am personally acquainted, and who acknowledged that each he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of March, 2025.

My Commission Expires: _____

Lindsay Hamada
Notary Public

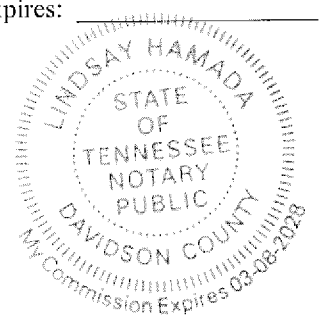


EXHIBIT A

Legal Description

Land in the 8th formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of a subdivision of a part of the Mrs. J.W. Thomas Homeplace, described according to a survey made June 30, 1950, by James A. Hamilton, Surveyor, described as follows:

Beginning at a point in the Northerly margin of Post Road, said point being the common corner of Lots Nos. 3 and 4, and also being 236.98 feet Easterly from the Easterly boundary of Hillwood Estates as measured along the Northerly margin of Post Road; thence North 64 deg. 35' 40" West 347.13 feet to an iron pin, the common corner of Lots No. 3 and 4; thence South 25 deg. 45' West 226.00 feet to an iron pin in the Southwesterly corner of said part of the Mrs. J.W. Thomas property; thence with the Southerly line of said property South 64 deg. 35'40" East 298.11 feet to an iron pin in the Westerly margin of Post Road; thence North 27 deg. 36' 30" East 67.43 feet to an iron pin in the Westerly margin of Post Road; thence with the radius of the curve of Post Road 169.55 feet to the point of beginning.

Being the same property conveyed to Brian Berry and Dianne Berry, husband and wife, by deed from Miguel Palacios and Joy Palacios, husband and wife, of record as Instrument No. 20210513-0064605, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Easement for Telephone Line, recorded in Book 447, Page 285.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4005, Page 322.

Agreement as set forth in instrument recorded in Book 1074, Page 551.

This is improved property located at 4520 Post Road Nashville Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 March 6, 2025.

March 7, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

