Karen Johnson Davidson County
Batch# 1244420 DEEDQC
03/07/2025 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250307-0017506

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:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Dianne A. Berry, Trustee 1001 Murfreesboro Road Nashville, Tennessee 37217	SAME	Map 106-16 Parcel 45.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian L. Berry**, being one and the same person as Brian Leslie Berry, hereinafter called the Grantor, hereby remises, releases and quitclaims all of

the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Dianne A. Berry, Trustee of the 1001 Murfreesboro Road Trust dated March 6, 2025**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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.

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

Brian Berry

Brian L. Berry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian L. Berry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

Notary Public

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Legal Description

Lying in the Second Civil District of Davidson County, Tennessee, as shown on a survey of the Reasons Company, dated January 17, 2000, and more particularly described as follows:

Beginning at a new iron rod in the South right-of-way of Murfreesboro Pike and the center line of Mill Creek; thence from said point of beginning and with said right-of-way the following calls:

South 50°28'00" East, 78.88 feet to a new iron rod; North 39°18'00" East 18.00 feet to a new iron rod; South 50°28'00" East 152.00 feet to a new iron rod in said R.O.W. and at a Northwest corner of Belz Investco, L.P.; then with a West line of Belz Investco, L.P. the following calls:

South 39°21'00" West 148.94 feet; South 39°19'00" West 1.06 feet to a new iron rod at the Northeast corner of Guttman; thence with Guttman North 50°28'00" West 199.55 feet to a new iron rod in the center line of Mill Creek and in the East line of Mayo; then on lines with Mayo the following calls:

North 22°27'00" East 16.39 feet; North 26°28'00" East 119.42 feet to the point of beginning and containing .717 acres.

Being the same property conveyed to Brian Leslie Berry by deed from C.W.C. Properties, a Tennessee general partnership, of record as Instrument No. 20000128-0009110, Register's Office for Davidson County, Tennessee.

Brian L. Berry and Brian Leslie Berry are one and the same person.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by Grantee.
2. License to Colonial Pipeline Company, of record in Book 3800, Page 344, Register's Office for Davidson County, Tennessee.
3. Easement for the flow of Mill Creek.
4. Rights of present unnamed tenants.

This is improved property known as 1001 Murfreesboro Road, Nashville, Tennessee 37217.

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)

