Karen Johnson Davidson County
Batch# 1244658 DEEDQC
03/10/2025 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017853

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--. Brian Berry Affiant Subscribed and sworn to before me, this 6th day of March, 2025. Lindsay Hamada Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey Mobley, Trustee 4520 Post Road Nashville, Tennessee 37205	SAME	Map 103 14 0 Parcel 108.00

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**, 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 **Jeffrey Mobley, Trustee of the 4520 Post Road Trust dated March 6, 2025**, and to his 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

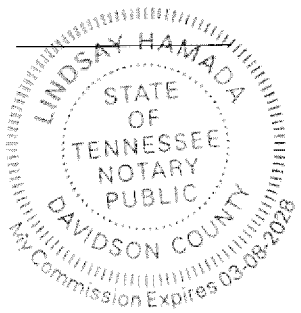
Brian L. Berry

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: _____



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 by deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20250307-0017493, 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 10, 2025.

March 10, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

