Karen Johnson Davidson County
Batch# 1245772 DEEDQC
03/11/2025 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018278

QUITCLAIM DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-24-28

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JACK BERGMAN AND CATHERINE RANDOLPH (NAME)	**NEW OWNER** (NAME)	**094-16-0-013.00**
384 RAYMOND COWAN RD DECHERD, TN 37324 (ADDRESS)	**384 RAYMOND COWAN RD DECHERD, TN 37324** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10 day of March, 2025, the undersigned, **JACK BERGMAN, MARY KATHERINE BLICK, AND CATHERINE RANDOLPH, ALL AS TENATNS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **JACK BERGMAN AND CATHERINE RANDOLPH, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **307 SPENCE CIRCLE, NASHVILLE, TN 37210** and more particularly described as follows:

Being Lot No. 11 on the Map of Spence Circle, as of record in Book 1424, page 62, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the westefly side of Spence Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jack Bergman, Mary Katherine Blick, and Catherine Rudolph all as tenants in common with rights of survivorship by Quitclaim Deed from Jack Bergman of record in Instrument Number 20140822-0076519 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Caudill, a life estate interest with the remainder upon her death unto Ida Marie Garton and Jack Bergman in fee simple as tenants in common by Quitclaim Deed from Ida Marie Garton of record in Instrument Number 20020103-0001130, Register's Office for Davidson County, Tennessee. Said Ida Marie Garton having since conveyed her interest to Jack Bergman by Quitclaim Deed of record in Instrument Number 20140815-0073957, Register's Office for Davidson County, Tennessee.

Said Mary Caudill having since died on 11/16/12.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this ~~23~~ 23rd day of ~~November,~~ December 2024.

GRANTOR: Mary K. Blick

STATE OF Utah)
COUNTY OF Salt Lake)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARY KATHERINE BLICK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of ~~November~~ December, 2024.

Notary Public

April 3rd, 2027
My Commission Expires

ANGELINA BLOSSER
Notary Public - State of Utah
Commission # 730414
My Commission Expires
April 3, 2027

(THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY)

GRANTOR: _____ GRANTOR: Catherine Randolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JACK BERGMAN,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10 day of March, 2025.

_____ _____
Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CATHERINE RANDOLPH,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10 day of March, 2025.

_____ _____
Notary Public My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

March 10, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 10, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY