Karen Johnson Davidson County
Batch# 1252556 DEEDQC
03/27/2025 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250327-0022981

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Anne Gilcrist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF MARCH, 2025.

Haley Miller
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

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)
Jeffrey F. Berin and Maria C. Berin	**NEW OWNER**	**13311020200**
215 Shawn Drive Nashville, TN 37211	**477 Oriole Road Brevard, NC 28712**	

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 27th day of March, 2025, the undersigned, **REED BERIN,** a Tenant in Common with Right of Survivorship, (hereinafter collectively and/ or individually referred to as the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **JEFFREY F. BERIN and MARIA C. BERIN,** Husband and Wife, as Tenants by the Entirety (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **215 SHAWN DRIVE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 175, as shown on the map entitled Valley View Meadows, Section Three, of record in Plat Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey F. Berin and Maria C. Berin, husband and wife, and Reed Berin, as tenants in common with a right of survivorship by Quitclaim Deed from Jeffrey F. Berin and Maria C. Berin, of record as Instrument No. 20140812-0072761, dated August 7, 2014, and recorded on August 12, 2014, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 215 Shawn Drive, Nashville, Tennessee 37211.

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.

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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.

It should be noted that Jeffrey F. Berin is also known as Jeffrey Frederick Berin, and Maria C. Berin is also known as Maria Caroline Berin.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of March, 2025.

GRANTOR: REED BERIN

SIGNER: Reed Berin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Reed Berin,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 27th day of March, 2025.

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 27, 2025.

Affiant Signature

March 27, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

