Karen Johnson
Batch # 1257671
04/11/2025 08:05:10 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20250411-0026910

**THIS INSTRUMENT PREPARED BY:**
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

**OWNER:**

**Gregory D. Bergman**
**109 Rifle Range Road**
**Old Hickory, TN 37138**

**Map/Parcel 053.16-0-084.00**

**SEND TAX BILLS TO:**

**SAME**

# QUITCLAIM DEED

**WHEREAS, Debra A. Weaber** ("Grantor") and **Gregory D. Bergman** ("Grantee") were married as wife and husband and owned a certain tract of land in Davidson County, Tennessee described below:

**A certain Tract or parcel of land located in the 11th Councilmanic District of Davidson County, Tennessee, being a part of Lot #5 on an unrecorded map of the Life and Casualty Ins. Co property at Old Hickory, Tenn. As surveyed by John A. Mefford, under date of 12/9/1936 and described as follows:**

**Beginning at a point in the center of an unnamed road (now Rifle Range Rd.) at the Southwesterly corner of the land of R.J. Givens and running thence Easterly and along the center of said unnamed road a distance of 61 feet to a point, being the Southwesterly corner of land of Thomas York; thence Northerly and along the line of land of Thomas York as distance of 368 feet more or less to a point, being the common corner of land of Thomas York, now or formerly of Roy M. Sands, and the Northeasterly corner of property herein intended to be conveyed ; thence Westerly and along the Southerly line of Roy M. Sands to a point in the Easterly line of the land now or formerly of James E. Apple; thence Southerly and along the Westerly line of land described in the deed to Bloodworth as whole, as distance of 376.5 feet to the point of beginning. BEING land conveyed to W. R. Rivers and wife Nola Mai Rivers by deed from Charles L. Evans and wife Nena R. Evans by deed of record in Book 1320, page 661.**

**Included in the above description but excluded from the conveyance herein is the following:**

**Beginning at a point at an iron pin in the center line of a 30 foot unnamed Roadway, (the Northerly side of Rifle Range road), which is 200 feet east of the center line of another 30 foot unnamed roadway being the Southwest corner of property conveyed to Robert J. Givan and wife by deed of record in Book 975, page 15 R.O.D.C., Tenn; thence along Given's East line 255 feet mor or less to the common corner of lands of said Givans and the granter herein; thence Easterly approximately at right angles and approximately parallel to the center of the unnamed roadway as it runs along the front of the lot herein intended to be conveyed a distance of 63 feet more or less to the line of land**

**of Tom York; thence Southerly and along the line of land of Tom York a distance of 250 feet more or less to the center of said unnamed roadway; thence westerly and along the center of said unnamed roadway a distance of 61 feet to the point or place of beginning. BEING all the same land conveyed to B.M. Champion and wife Gertrude Champion by deed from W.R. Rivers and wife Nola Mai Rivers of record in Book 1556, page 231, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Gregory D. Bergman, and wife, Debra A. Bergman, by Special Warranty Deed dated October 8, 2020 and recorded on October 8, 2020 Instrument No. 20201008-0117026 , Register's Office for Davidson County, Tennessee.**

**Being all the same property conveyed to Juan M. Tenorio by Davidson County Chancery Court Amended Final Decree Confirming Sale of record as Instrument #20180209-0013255, Register's Office for Davidson County, Tennessee.**

**Being property known as: 0 Rifle Range Rd. Old Hickory, TN 37138 Davidson County Tax Map: 053 16 0 084.00.**

**WHEREAS,** pursuant to the Martial Dissolution Agreement entered by the parties on January 22, 2025 in the case of Debra Ann Weaber-Bergman vs. Gregory Bergman, Fourth Circuit Court for the State of Tennessee, Davidson County, Case No. 24D331, Husband was awarded the real property that is the subject of this deed;

**NOW, THEREFORE,** for and in consideration of the sum of Ten and No/100 ($10.00) Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **Debra Ann Weaber,** the Grantor, does hereby remise, release and forever quitclaim unto **Gregory D. Bergman,** the Grantee, her heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described herein and known as:

**A certain Tract or parcel of land located in the 11th Councilmanic District of Davidson County, Tennessee, being a part of Lot #5 on an unrecorded map of the Life and Casualty Ins. Co property at Old Hickory, Tenn. As surveyed by John A. Mefford, under date of 12/9/1936 and described as follows:**

**Beginning at a point in the center of an unnamed road (now Rifle Range Rd.) at the Southwesterly corner of the land of R.J. Givens and running thence Easterly and along the center of said unnamed road a distance of 61 feet to a point, being the Southwesterly corner of land of Thomas York; thence Northerly and along the line of land of Thomas York as distance of 368 feet more or less to a point, being the common corner of land of Thomas York, now or formerly of Roy M. Sands, and the Northeasterly corner of property herein intended to be conveyed ; thence Westerly and along the Southerly line of Roy M. Sands to a point in the Easterly line of the land now or formerly of James E. Apple; thence Southerly and along the Westerly line of land described in the deed to Bloodworth as whole, as distance of 376.5 feet to the point of beginning. BEING land conveyed to W. R. Rivers and wife Nola Mai Rivers by deed from Charles L. Evans and wife Nena R. Evans by deed of record in Book 1320, page 661.**

**Included in the above description but excluded from the conveyance herein is the following:**

**Beginning at a point at an iron pin in the center line of a 30 foot unnamed Roadway, (the Northerly side of Rifle Range road), which is 200 feet east of the center line of another 30 foot unnamed roadway being the Southwest corner of property conveyed to Robert J. Givan and wife by deed of**

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**Being property known as: 0 Rifle Range Rd. Old Hickory, TN 37138 Davidson County Tax Map: 053 16 0 084.00.**

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

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.**

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Debra Ann Bergman, Grantor** with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the GRANTOR.

**WITNESS MY HAND** this the 22nd day of January, 2025.

**Debra Ann Bergman**

MARSHA CAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Marsha Camp
NOTARY PUBLIC

## OATH OF CONSIDERATION

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

The actual consideration or true value, whichever is greater for this transfer is $0.00.

**Gregory D. Bergman**

Subscribed and sworn before me, this _____ day of _____, 2025.

**NOTARY PUBLIC**

Marsha Camp
**NOTARY PUBLIC**

## OATH OF CONSIDERATION

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

The actual consideration or true value, whichever is greater for this transfer is $0.00.

**Gregory D. Bergman**

Subscribed and sworn before me, this 22 day of January 2025.

Georgina K. Hughes
**NOTARY PUBLIC**

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025