Karen Johnson Davidson County
Batch # 1257671 DEEDQC
04/11/2025 08:05:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250411-0026911

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 053.16-0-305.00

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:

The land with all the buildings and improvements thereon, situated at 109 Rifle Range Road, Town of Old Hickory, Davidson County, State of Tennessee, said premises being further described as follow:

Being located in the Fourth Councilmanic District of Lakewood, Davidson County, Tennessee, being Tax Map 53-16, Parcel 305 and property of Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, Register's Office Davidson County, Tennessee, (R.O.D.C., TN), being more particularly described as follows:

Beginning at an iron pipe (old), being the southeast corner of the herein described property and the southwest corner of (Map 53-16 Parcel 84), remaining property of said Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, (R.O.D.C., TN) and the northeast corner of the Jana L. Reasonover property of record in Instrument Number 20030221- 0023310 (R.O.D.C., TN), and a common corner with the Mary E. Blanchette property of record in Deed Book 3372, Page 149 (R.O.D.C., TN); Thence, with Reasonover northerly line, S 80 deg 27' 00"W 203.18 to a point in the centerline of Rifle Range Road, passing a witness pic (new) at 185.18';

Thence, with the centerline of said Road, N 09 deg 33'00" W 100.00" to a point in the centerline of Rifle Range Road, being the northwest corner of the herein described property;

Thence, leaving said centerline of Rifle Range Road and running with the southerly property line of Joel Eric Hale of record in Instrument Number 20060213-0017186 (R.O.D.C., TN), N 80 deg 27'00" E 203.18' to an iron pin (new), passing a witness pin (new) at 18.00', to common corner with property of Thomas I. Hanner of record in Deed Book 10528, Page 36, (R.O.D.C., TN}, and being the northeast corner of the aforementioned remaining property of Yvonne M. and Deineka J. Chance, (Parcel 84): Thence, with said remaining Chance westerly line, S 09 deg 33' 00" E 100.00' to the Point of the Beginning.

Being the same property conveyed to Gregory D. Bergman and Debra A. Weaber, husband and wife, by Warranty Deed from David A. Power, a single man, dated June 30, 2026 and recorded July 5, 2016 in Instrument Number 20160705-0068290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Power from Federal National Mortgage Association aka Fannie Mae by Special Warranty Deed dated November 14, 2008 and recorded November 18, 2008 in Instrument Number 200811180113712, Register's Office for Davidson, Tennessee.

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:

The land with all the buildings and improvements thereon, situated at 109 Rifle Range Road, Town of Old Hickory, Davidson County, State of Tennessee, said premises being further described as follow:

Being located in the Fourth Councilmanic District of Lakewood, Davidson County, Tennessee, being Tax Map 53-16, Parcel 305 and property of Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, Register's Office Davidson County, Tennessee, (R.O.D.C., TN), being more particularly described as follows:

Beginning at an iron pipe (old), being the southeast corner of the herein described property and the southwest corner of (Map 53-16 Parcel 84), remaining property of said Yvonne M. and Demeka J. Chance of record in Deed Book 10975, Page 397, (R.O.D.C., TN) and the northeast corner of the Jana L. Reasonover property of record in Instrument Number 20030221- 0023310 (R.O.D.C., TN), and a common corner with the Mary E. Blanchette property of record in Deed Book 3372, Page 149 (R.O.D.C., TN); Thence, with Reasonover northerly line, S 80 deg 27' 00"W 203.18 to a point in the centerline of Rifle Range Road, passing a witness pic (new) at 185.18';

Thence, with the centerline of said Road, N 09 deg 33'00" W 100.00" to a point in the centerline of Rifle Range Road, being the northwest corner of the herein described property;

Thence, leaving said centerline of Rifle Range Road and running with the southerly property line of Joel Eric Hale of record in Instrument Number 20060213-0017186 (R.O.D.C., TN), N 80 deg 27'00" E 203.18' to an iron pin (new), passing a witness pin (new) at 18.00', to common corner with property of Thomas I. Hanner of record in Deed Book 10528, Page 36, (R.O.D.C., TN}, and being the northeast corner of the aforementioned remaining property of Yvonne M. and Deineka J. Chance, (Parcel 84): Thence, with said remaining Chance westerly line, S 09 deg 33' 00" E 100.00' to the Point of the Beginning.

Being the same property conveyed to Gregory D. Bergman and Debra A. Weaber, husband and wife, by Warranty Deed from David A. Power, a single man, dated June 30, 2026 and recorded July 5, 2016 in Instrument Number 20160705-0068290, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Power from Federal National Mortgage Association aka Fannie Mae by Special Warranty Deed dated November 14, 2008 and recorded November 18, 2008 in Instrument Number 200811180113712, Register's Office for Davidson, Tennessee.

This is property known as: 109 Rifle Range Road, Old Hickory, TN 37138

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 Weaber, 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 Weaber Bergman

Marsha Camp

NOTARY PUBLIC

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

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 20th day of January, 2025.

NOTARY PUBLIC

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