Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Margaret B. Berry
Address: 3213 Leswood Ln.
Nashville
State: TN Zip Code: 37207

Map and Parcel ID #: 50-14-138

Karen Johnson Davidson County
Batch# 1263519 DEEDQC
04/23/2025 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250423-0031312

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Margaret B. Berry, a single woman, whose spouse Charles Berry died on November 26th, 2002, making her the surviving tenant by the entirety (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Margaret B. Berry, Trustee of the Margaret B. Berry Revocable Living Trust dated April 17, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Being Lot No. 318 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lee A. Patterson and wife Georgia L. Patterson by deed from Martin L. Ray and wife Marilyn C. Ray as of record in Book 4919, page 502, Register's Office for said County.

This is improved property known as: 3213 Leswood Ln., Nashville, TN 37207

Being same property conveyed in Instrument 00008190-0000387

Margaret B. Berry
Grantor's Signature

MARGARET B. BERRY
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret B. Berry whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of April, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Margaret B. Berry
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 17th day of April, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer 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 4/17/25 (date of document).

Affiant Signature

4/17/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

