Karen Johnson Davidson County
Batch# 1280807 DEEDQC
06/03/2025 12:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250603-0043494

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
ADB and LRB Community Property Trust Andrew David Bierig and Lisa Randi Bierig, Co-Trustees 5516 Hardeman Springs Boulevard Arrington, Tennessee 37014	Same	188-10-0A-351.00CO Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Andrew Bierig, a married man, by these presents does hereby quitclaim, and by these presents transfers and conveys unto Andrew David Bierig and Lisa Randi Bierig, as Co-Trustees of the ADB and LRB Community Property Trust, their successors and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 737 Goswell Drive, Nolensville, Tennessee 37135.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

(Signature Page to Follow)

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 2 day of June, 2025.

ANDREW BIERIG

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Andrew Bierig, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of June, 2025.

BRITTANY WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-21-2028

Notary Public

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 2 day of June, 2025.

BRITTANY WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-21-2028

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 351 on the Plan of Phase 7, Section 1B, Carothers Crossing of record in Plat Book 20200910-0103222, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Bierig, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20210621-0083559, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Subject to:

1. Subject to all matters shown on the Plan of record as Instrument Number 20200910-0103222, Register's Office of Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Master Restrictions in Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921-0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094, in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Assignment of Declarants Rights of record in Instrument No. 20171002-0100690. in the Register's Office for Davidson County. Tennessee.
4. Sewer Line Easement of record in Book 9975, Page 541, and Instrument No. 20170302-0020826, in the Register's Office for Davidson County. Tennessee.
5. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office tor Davidson County, Tennessee.
7. Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.

8. Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County. Tennessee.
9. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
10. Easement and Memorandum Agreement of record in Instrument No. 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
11. Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County. Tennessee.
12. Right of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
13. Reservations contained in deed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
14. Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TRUE COPY CERTIFICATION

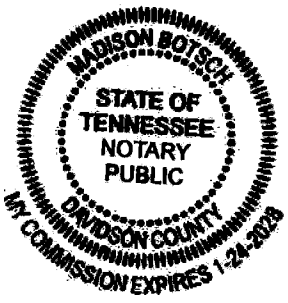
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 29, 2025.

Date: May 29, 2025

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 29, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public
My Commission Expires: 1-24-2028