**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1298004 DEEDQC
07/16/2025 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250716-0055937

State of Tennessee }
County of Davidson}

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

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 1st day of July, 2025.

Marcia Escobar
Notary Public

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 10 / 25 / 27

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Magan R. Berman**
**201 Drake Street,**
**Goodlettsville, TN 37072**

**SEND TAX BILLS TO:**
**Magan R. Berman**
**201 Drake Street,**
**Goodlettsville, TN 37072**

**MAP AND PARCEL NUMBER:** 02601004400

# QUITCLAIM DEED
## 25NT00704

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

**Magan Berena and David Berena, wife and husband**

By these presents do remise, release and **QUITCLAIM** unto

**Magan R. Berman, unmarried woman**

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**Land in Davidson County, Tennessee, being all of Lot Nos. 16 and 17, Block "D", Roscoe Place, according to survey and plat appearing of record in Book 843, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot**

**Said Lots Nos. 16 and 17 front together 63 feet on the southerly side of Drake Street and run back 150 feet on the easterly line of Lot 16 and 162 feet 6 inches on the westerly line of Lot 17 with the easterly margin of Donald Avenue, to a dead line, measuring, 128 feet thereon.**

**Being the same property conveyed to Magan Berena and David Berena, wife and husband from Roxanne Berman, married, by Warranty Deed dated 10/07/2022 and recorded 10/11/2022 in Instrument No. 20221011-0111618, Register's Office of said County.**

**Being part of the same property conveyed to Roxanne Berman, married by Quitclaim Deed from Gary Berman and wife, Roxanne Berman, dated April 9, 2009, recorded April 9, 2009, of record in Instrument No. 20090409-0032343, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Gary Berman and wife, Roxanne Berman from T. P. Curtis III, Charles M. Curtis and Golden T. Curtis, by Warranty Deed dated 12/18/2002 and recorded 12/28/2002 in Instrument No. 20021228-0160371, Register's Office of said County.**
**This is an improved property commonly known as: 201 Drake St, Goodlettsville, TN 37072**

**David Berena**

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Berena,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1ST day of JULY, 2025.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of July, 2025.

Magan Berena NKA Magan R. Berman

**Magan Berena NKA Magan R. Berman**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Magan Berena NKA Magan R. Berman,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of July, 2025.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 7/1/25 (date of document).

Affiant Signature

7/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26