QUITCLAIM DEED

GRANTOR ALYSON BERNDT

GRANTEE DAVID BERNDT

This Instrument was Prepared By
Ryan C Davis
Ryan C Davis Law, PLLC
1224 Second Ave S , #102
Nashville, Tennessee 37210

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
804 Hillwood Blvd Nashville, TN 37209	Same	102-12-0 112 0

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Martial Dissolution Agreement in that certain case styled **Alyson Berndt v. David Berndt, Civil Action Case No. 23D-186, Third Circuit Court of Davidson County, Tennessee** and there was no other consideration given for the transfer

ALYSON BERNDT

Subscribed and sworn to before me
this 5TH day of AUGUST, 2025

NOTARY PUBLIC

My Commission Expires 9/2/28

TRISTAN J. OVERCASHIER
MY COMMISSION #HH583693
EXPIRES: SEP 02, 2028
Bonded through 1st State Insurance

This is a transaction exempt from tax pursuant to T C A Sec 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Alyson Berndt v. David Berndt, Civil Action Case No. 23D-186, Third Circuit**

Karen Johnson
Batch # 1329447
10/02/2025 09 02 34 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251002-0078450

Court of Davidson County, Tennessee Accordingly, Alyson Berndt does hereby quitclaim unto the said David Berndt, his heirs, successors, and assigns, all of her right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 276 on the Plan of Hillwood Subdivision, Section 1 as of record in Book 3700, Page 140, Register's Office for said County

Said Lot No 276 fronts 163 79 feet on the northeasterly side of Hillwood Boulevard and extends back 236.1 feet on the northwesterly line nod 241 6 feet on the southeasterly line, to a line in the rear on which it measures 181 68 feet

Being the same property conveyed to David Berndt and Alyson Berndt, Husband and Wife, of record in Instrument No 20180522-0049004, dated May 18, 2018, Register's Office for said County

Also being the same property conveyed to Benjamin D Patyk by deed from Russell D Patyk and Kathryn Van Winkle-Patyk, Husband and Wife, of record in Instrument No 20170428-0021892, dated 04/14/2017, Register's Office for said County

THIS CONVEYANCE IS MADE SUBJECT TO (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

The above description is the same as in the previous deed of record

This is improved property known as 804 Hillwood Boulevard Nashville TN 37209

Witness my hand this 8TH day of AUGUST, 2025

ALYSON BERNDT

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, ALYSON BERNDT, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal, at office, this 8TH day of AUGUST, 2025

Notary Public

My Commission Expires 9/2/28

TRISTAN J. OVERCASHIER
MY COMMISSION #HH588893
EXPIRES: SEP 02, 2028
Bonded through 1st State Insurance