Karen Johnson Davidson County
Batch# 1361800 DEEDQC
12/29/2025 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102532

THIS INSTRUMENT PREPARED BY:

Alice M. Bohannon, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Michael A. Berger

Michael Alan Berger, Trustee, Affiant

Subscribed and sworn to before me, this 22nd day of December, 2025.

Alice M Boh

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Michael Alan Berger and/or Elizabeth Harvey Berger, Trustees 609 Harpeth Trace Drive Nashville, TN 37221	SAME	143-2-A-69CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Alan Berger, Trustee of the Michael Berger Intervivos Revocable Trust**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living)

(living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Alan Berger and/or Elizabeth Harvey Berger, Trustees of the Michael & Elizabeth Berger Living Trust, established by the Revocable Trust Agreement of Michael Alan Berger and Elizabeth Harvey Berger dated December 22, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22nd day of December, 2025.

Michael A. Berger

Michael Alan Berger, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Alan Berger, Trustee, the bargainor, 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 seal, at office, this 22nd day of December, 2025.

My Commission Expires: _____

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, pages 751, 752 and 753, Register's Office for said County, and being more particularly described according to a survey made by A & A Engineers, Inc., dated May 21, 1990.

Said Lot No. 69 fronts 54.02 feet on the northeasterly margin of Harpeth Trace Drive and extends back 156.04 feet on the northwesterly line and 170.58 feet on the southeasterly line to a dead line in the rear, measuring 65.52 feet thereon. Tennessee.

Being the same property conveyed to Michael Berger, Trustee of The Michael Berger Intervivos Revocable Trust by deed from Michael A. Berger and wife, Elizabeth Berger of record in Instrument No. 20061227-0159011 in the Register's Office for Davidson County, Tennessee.

Michael Alan Berger and Michael A. are one and the same person.

This is improved property known as 609 Harpeth Trace Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 December 22, 2025.

12/23/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of December, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

