Karen Johnson Davidson County
Batch# 1387108 DEEDQC
03/02/2026 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260302-0016200

Recordation Requested By/Return to:
20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. HXM-25142912-R

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409((a)i (a))

NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
BERKELEY P REID AND TERESA A GAINOUS	BERKELEY P REID AND TERESA A GAINOUS	04208001100
400 NESBITT LANE MADISON, TN 37115	400 NESBITT LANE MADISON, TN 37115	

Executed this 17th day of September 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO BERKELEY P. REID, HEREIN JOINED BY SPOUSE, TERESA A GAINOUS, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO BERKELEY P REID AND TERESA A GAINOUS, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 91 ON THE PLAN OF MADISON MEADE, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF NESBITT LANE AT THE CORNER OF LOTS NOS. 90 AND 91; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 206.86 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT NO. 93 ON SAID PLAN; THENCE WITH THE LINE BETWEEN LOTS 91, 93 AND 92, EASTERLY 204.42 FEET TO A POINT IN THE WESTERLY MARGIN OF GRAYLAND DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 180 FEET TO A POINT AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 39.27 FEET TO POINT IN THE NORTHERLY MARGIN OF NESBITT LANE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 164.71 FEET TO THE POINT OF BEGINNING.

Being the same premises conveyed to BERKELEY P. REID from MARLENE HOLLAND by Deed dated 12/21/2006, and recorded on 01/03/2007, as Instrument No., 20070103-0000915 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 400 NESBITT LANE, MADISON, TN 37115
This instrument was prepared without the benefit of a title examination.

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 my hand this 17th day of September, 2025.

Berkeley P Reid
BERKELEY P REID

Teresa A. Gainous
TERESA A GAINOUS

STATE OF TN

COUNTY OF Davidson

Before me, Unity Anderson, Notary Public of the state and county mentioned, personally appeared BERKELEY P REID AND TERESA A GAINOUS to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Unity Anderson
Notary Public
Printed Name: Unity Anderson
My Commission Expires:

My Commission Expires
May 8, 2029

********SIGNED IN COUNTERPART

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

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

Unity Anderson
Notary Public
My commission expires:

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
(seal)
COUNTY OF DAVIDSON

Witness my hand this _____ day of _____, 20 _____.

BERKELEY P REID

TERESA A GAINOUS

STATE OF _____

COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared **BERKELEY P REID AND TERESA A GAINOUS** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: _____
My Commission Expires: _____

OATH OF VALUE CONSIDERATION

STATE OF Rhode Island
COUNTY OF Providence

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Marisa Silva
Affiant

Subscribed and sworn to before me this the 27 day of February, 2026.

Notary Public
My commission expires: 08/15/2028

MICHELLE MEDEIROS
Notary Public-State of Rhode Island
ID# 772401
My Commission Expires
August 15, 2028

(seal)

Tennessee Certification of Electronic Document

I, Marisa Silva, 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 **09/17/25** (date of document).

Marisa Silva
Affiant Signature

2/27/26
Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this **27TH** day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 08/15/2028

NOTARY'S SEAL

MICHELLE MEDEIROS
Notary Public-State of Rhode Island
ID# 772401
My Commission Expires
August 15, 2028