Karen Johnson Davidson County
Batch# 1456210 DEEDQC
08/06/2026 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072527

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Veronica Leilani Vargas-Bergesen and Brit Lee Bergesen Living Trust 3948 W 187th Street Torrance, CA 90504	New Owner(s)	074-04-0-103.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Veronica Vargas-Bergesen, a married woman** by these presents do hereby quitclaim and convey unto **The Veronica Leilani Vargas-Bergesen and Brit Lee Bergesen Living Trust dated February 11, 2019, and amended and fully restated on July 1, 2023,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

A 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. 145, on the Plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Geertje M. Caston and husband, Albert J. Caston by Warranty Deed from Patrick M. Delaney, unmarried of record in Instrument No. 20090724-0069792 Register's Office for Davidson County, Tennessee, dated July 20, 2009 and recorded on July 24, 2009.

The said Geertje M. Caston deceased on or about November 13, 2016, leaving Albert J. Caston as surviving tenant by the entirety. Said Albert J. Caston, is now deceased.

Being the same property conveyed to Veronica Vargas-Bergesen, a married woman, by Warranty Deed from The Estate of Albert James Caston, III, of record in Instrument No. 20260629-0058485, Register's Office for Davidson County, Tennessee dated June 22, 2026, and recorded on June 29, 2026.

Being also known as 706 Linden Green Drive, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 29th day of June, 2026.

Affiant

My commission expires: 7/2/29

Notary Public

(Affix Seal)

ANNE MARIE SMALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of June, 2026.

Veronica Vargas-Bergesen

Veronica Vargas-Bergesen

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Veronica Vargas-Bergesen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 22nd day of June, 2026.

Notary Public

My Commission Expires: July 30 2029

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2525573
My Comm. Expires Jul 30, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 22. 2026

Affiant Signature

5th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028