Karen Johnson Davidson County
Batch# 1460077 DEEDQC
08/17/2026 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260817-0076577

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:
1000 Montrose, GP 1002 Gilmore Avenue Nashville, TN 37204	New Owner	118-01-0-199.00

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, **DONALD BERSCHBACK, UNMARRIED,** by these presents does hereby quitclaim and convey unto **1000 MONTROSE, GP, A TENNESSEE GENERAL PARTNERSHIP,** their successors and assigns, all of his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 77.3 feet on the Northerly side of Montrose Avenue, formerly Bethel Street, and runs back 160.0 feet on the Westerly line and 160.2 feet on the Easterly line with the Westerly margin of 10th Avenue, South, formerly Pomeroy Avenue, to an alley and measures 70.2 feet thereon.

Being the same property conveyed to Gail Kopcsak and Kevin Walker, both single by Warranty Deed from D J Enterprises, a Tennessee partnership composed of Dahlia L. Woods and Joel Solomon of record in Book 7990, Page 912, Register's Office for Davidson County, Tennessee, dated November 22, 1989 and recorded on November 27, 1989.

Being the same property conveyed to Gail Kopcsak by Quitclaim Deed from Kevin Walker, Single of record in Book 8947, Page 577, Register's Office for Davidson County, Tennessee, dated May 11, 1993 and recorded on May 13, 1993.

Being the same property conveyed to Donald Berschback by Warranty Deed from Gail Kopcsak, unmarried, of record in Instrument No. __202608170076576_____ Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of August 2026.

Donald Berschback

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th day of August, 2026.

Notary Public

My Commission Expires: 10/16/29

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of August 2026.

Affiant

My commission expires: 10/16/29
(Affix Seal)

Notary Public

QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-16-2029

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 August 7. 2026

Affiant Signature

13th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th 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