Karen Johnson Davidson County
Batch# 269387 DEEDQC
08/09/2019 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190809-0079455

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Ann R. Bernard Trust
Ann R. Bernard, Trustee
92 Valley Forge
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
116-8-D/92

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Ann R. Bernard (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Ann R. Bernard, Trustee, and her successors in trust, of the Ann R. Bernard Trust dated October 4, 2012, as amended and restated on August 8, 2019 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Lot No. 92, as shown on the Plan of Sugartree, Phase III, which is of record in Book 4860, page 117-121, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.

Being the same property conveyed to Harold Bernard and wife, Ann Bernard by a deed from Richard D. Bird, Trustee with full power, etc. as of record in Book 5130, page 899, Register's Office for Davidson County, Tennessee. Harold Bernard died on December 11, 2006 leaving Ann Bernard as the sole surviving owner of the Property.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, as supplemented and amended by instruments of record in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, and Book 5087, page 220, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of Record.

The legal description is the same as the previous deed of record.

This is improved property known as 92 Valley Forge, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 8th day of August, 2019.

Ann R. Bernard, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ann R. Bernard, Grantor, who upon oath acknowledged that she is the Trustee of the Ann R. Bernard Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of August, 2019.

Notary Public

My Commission Expires: 7-6-2020

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 06, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. §67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 8th day of August, 2019.

Notary Public

My Commission Expires: 7-6-2020

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 06, 2020
STATE OF TENNESSEE

201908090079455

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of August, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

