THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Atty. SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
Charles W. Bernard, Trustee 617 Mt. Hood Dr., Antioch TN 37013,	New owner	135-14A-129

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ronald D. Bernard, Jr.** does hereby quitclaim and convey unto **Charles W. Bernard, Trustee,** with full power to sell or convey said property ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Legal

Land in Davidson County, Tennessee, being lot no. 129 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900 Page 391, 392, 393 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald D. Bernard, Sr and wife Susan Lynn Bernard of record in Book Number 8060 pg 966 Register's Office for Davidson County, Tennessee. Susan Lynn Bernard passed away July 1, 2016. Ronald D. Bernard, Sr. having passed September 7, 2020. His estate was administrated in Davidson County Probate Court 20P1730.

Being the same property conveyed to Ronald D. Bernard, Jr. (The only Heir to Ronald D. Bernard, Sr.) by Affidavit of Heirship in instrument #20210309-0030375 & 20210309-0030376.

This property is known as 617 Mt. Hood Dr., Antioch TN 37013

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 8 day of March 2021.

Ronald D. Bernard Jr

Ronald D. Bernard, Jr.

Karen Johnson Davidson County
Batch# 587382 DEEDQC
03/09/2021 08:06:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210309-0030377

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 **Ronald D. Bernard, Jr.** , with whom I am personally acquainted (or whose identify was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 8 day of March, 2024.

Notary Public/ My Commission Expires:

BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires 05-07-2024

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Ronald D. Bernard Jr
Affiant

Subscribed and sworn to before me this 8 day of March 2024.

Notary Public
My Commission Expires:

BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires 05-07-2024

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NEW OWNER(S)
Charles W. Bernard, Trustee
617 Mt. Hood Dr.,
Antioch TN 37013

SEND TAX BILL TO:
New owner