Karen Johnson Davidson County
Batch# 596336 DEEDWARR
03/22/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $169.26
20210322-0037111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,745.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0149

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Bernstorf, unmarried	NEW OWNER	Map: 06600004200
(NAME) 144 Montessori Way	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-FIVE THOUSAND SEVEN HUNDRED FORTY-FIVE AND NO/100 DOLLARS ($45,745.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY LUCILE JOHNSON, DEVISEE UNDER THE WILL OF LUCILE GORDON MCCLENDON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK BERNSTORF, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All of that certain piece, parcel, portion or lot of land lying and being situated in the Eighth Civil District of Davidson County, Tennessee, and being a portion of a 24.4 acre tract of record in Book 1632, Page 1, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a large sycamore tree on westerly side of Still House branch, in George Hobbs line, the northeasterly corner of Mrs. Jessie Biggs tract; thence N 29° 31' 28" E 321.00 feet to a point; thence N 48° 36' 54" E 92.82 feet to a point; thence S 41° 30' 00" E 104.00 feet to a point; thence S 37° 30' 00" W 135.00 feet to a point; thence S 14° 30' 00" E 145.00 feet to a point; thence S 65° 30' 00" E 204.00 feet to a point; thence S 52° 30' 00" E 334.00 feet to a point; thence N 87° 00' 00" W 540.50 feet to a point; thence N 33° 30' 00" W 293.00 feet to the point of beginning.

Being the same property conveyed to Lucile Gordon Biggs McClendon, by Final Decree Deed of record in Book 4413, Page 684, dated March 17, 1970, Register's Office for said County. The said Lucile Gordon Biggs McClendon died testate on March 16, 2010, and the Will was admitted to Probate as Probate No. 20P1875 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisee Under the Will of Lucile Gordon McClendon. See also deed of record in Book 3399, Page 59, said Register's Office.

Lucile Gordon Biggs McClendon and Lucile Gordon McClendon being one and the same person.

This conveyance is subject to: Right of Way of Biggs Road lying within the bounds of the property.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 8547 Biggs Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 19th day of March, 2021.

Mary Lucile Johnson

Mary Lucile Johnson

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 Mary Lucile Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of March, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA MICHELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.