RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 702353 DEEDQC
08/23/2021 09:47:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210823-0113350

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Yvonne D. Bernard and Gordon R. Bernard 509 Fairfax Avenue Nashville, TN 37212	Same	104-10-0-194.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **YVONNE D. BERNARD, MARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **GORDON R. BERNARD AND YVONNE D. BERNARD, HUSBAND AND WIFE,** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 5 on the Plan of Fairfax Place of record in Plat Book 547, Page 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yvonne D. Bernard by Quitclaim Deed from Gordon R. Bernard and Yvonne D. Bernard, husband and wife, of record in Instrument No. 20130227-0019548, Register's Office for Davidson County, Tennessee, dated January 31, 2013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved property known as 509 Fairfax Avenue, Nashville, TN 37212

Witness my hand this 16th day of August, 2021

Yvonne D. Bernard

YVONNE D. BERNARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvonne D. Bernard with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2021.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: 10/2/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2021.

Exp 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public