Karen Johnson Davidson County
Batch# 830567 DEEDQC
03/29/2022 12:07:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220329-0036208

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 29th day of March, 2022.

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/08/22

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Bernstein, Trustee 3049 Smith Springs Road Nashville, TN 37013	New Owner	136-00-0-131

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Ryan J. Bernstein and Lindsay Bernstein, husband and wife,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Ryan Bernstein and Lindsay Bernstein, Co-Trustees, or their successors in interest, of the Bernstein Living Trust, dated March 29, 2022, and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

BEGINNING AT AN IRON PIN ON THE SOUTH MARGIN OF SMITH SPRINGS ROAD, THAT IS 383 FEET, MORE OR LESS, EAST OF A COMMON LINE BETWEEN HUGH W. LUSK AND THE UNITED STATES OF AMERICA, AND PROCEEDING AS FOLLOWS: WITH THE SOUTH MARGIN OF SMITH SPRINGS ROAD, SOUTH 51 DEGREES 36 MINUTES EAST, A DISTANCE OF 50.0 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 24 MINUTES EAST, A DISTANCE OF 5.0 FEET TO AN IRON PIN; THENCE SOUTH 51 DEGREES 36 MINUTES EAST, A DISTANCE OF 220.0 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN, SOUTH 30 DEGREES 39 MINUTES WEST, A DISTANCE OF 684.8 FEET TO AN IRON PIN; THENCE NORTH 6 DEGREES 31 MINUTES EAST, A DISTANCE OF 338.5 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 14 MINUTES WEST, A DISTANCE OF 160.0 FEET TO AN IRON PIN; THENCE NORTH 32 DEGREES 59 MINUTES EAST, A DISTANCE OF 467.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RYAN J. BERNSTEIN AND LINDSAY

BERNSTEIN, HUSBAND AND WIFE, BY WARRANTY DEED DATED MARCH 21, 2019, FROM CHAD L. TILL AND ASHLEY TILL, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20190322-0026266, DAVIDSON COUNTY REGISTER OF DEEDS.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their living trust.

This is improved property known as 3049 Smith Springs Road, Nashville, TN 37013.

Witness our hand this 29th day of March, 2022.

RYAN J. BERNSTEIN

LINDSAY BERNSTEIN

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 **RYAN J. BERNSTEIN and LINDSAY BERNSTEIN**, the bargainors, with whom I am personally acquainted (or 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 at Nashville, Tennessee, this 29th day of March, 2022.

Notary Public

My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON