Karen Johnson Davidson County
Batch# 933923 DEEDWARR
10/26/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221026-0116103

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4865

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of October, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lance Aaron Stucks and Corey Walton Donovan 1006 Iverson Avenue Nashville, TN 37216	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	072-02-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

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 REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lance Stucks, a single man and Corey Walton Donovan, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Maynor Place of record in Plat Book 843, Page 24, 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 Ryan J. Bernstein and Lindsay J. Bernstein, husband and wife by Warranty deed from Andrew Ecker, married of record in Instrument No. 20200729-0083759 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on July 29, 2020.
Being the same property conveyed 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 by Quitclaim deed from Ryan J. Bernstein and Lindsay J. Bernstein, husband and wife of record in Instrument No. 20220329-0036209 Register's Office for Davidson County, Tennessee, dated March 29, 2022 and recorded on March 29, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1006 Iverson Avenue, Nashville, TN 37216.

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 so 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.

Dated this the 18th day of October, 2022.

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

By: _____, Trustee
Ryan Bernstein, Trustee

By: _____, trustee
Lindsay Bernstein, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ryan Bernstein and Lindsay Bernstein** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Trustee(s)** of **The Bernstein Living Trust, dated March 29, 2022, and any amendments thereto**, and that as such **Trustee(s)** executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of October, 2022.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/18/2022.

Affiant Signature

10/25/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/25/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON