WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19728-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19728-RR

Karen Johnson Davidson County
Batch# 946512 DEEDWARR
12/01/2022 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20221201-0125878

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Naido Elongoci, Andolo Asukulu, and Edmound Shabani Mateso 617 Mount Hood Drive Nashville, TN 37013	Castle & Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	135 14 0A 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charles Bernard, Trustee, and Ronald D. Bernard, Jr., a single man****, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andolo Asukulu, Edmound Shabani Mateso, and Naido Elongoci, as joint tenants with right of survivorship,** 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. 129 on the Plan of Phase Three, Pinnacle Point Subdivision, of Record in Plat Book 6900, Pages 391, 392, and 393, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles W. Bernard, Trustee, by Quitclaim Deed from Ronald D. Bernard, Jr., of record in Instrument No. 20210309-0030377, in the Register's Office of Davidson County, Tennessee, dated March 08, 2021 and recorded on March 09, 2021.

Being the same property conveyed to Ronald D. Bernard and wife, Susan Lynn Bernard, by Warranty Deed from Centex Real Estate Corporation, of record in Book 8060, Page 966, in the Register's Office of Davidson County, Tennessee, dated March 02, 1990 and recorded on March 09, 1990. The said Susan Lynn Bernard died on July 01, 2016 and Ronald D. Bernard died on September 07, 2020. See Affidavit of Heirship recorded in Instrument Nos. 20210309-0030375 and 20210309-0030376 vesting title to the property in Ronald D. Bernard, Jr.

**Ronald D. Bernard, Jr. joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property.

This is improved property located at: **617 Mount Hood Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2022.

GRANTOR:

Charles Bernard, Trustee

Ronald D. Bernard, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Bernard and ~~Ronald D. Bernard,~~ Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202212010125878

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2022.

GRANTOR:

Charles Bernard, Trustee

R Bernard Jr

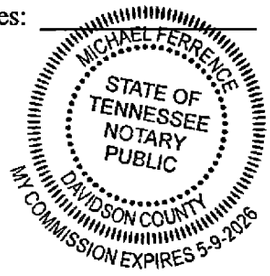
Ronald D. Bernard, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ~~Charles Bernard and~~ Ronald D. Bernard, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2022.

Notary Public
My Commission expires:



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 11/30/22.

Affiant Signature

12/1/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of December, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

