Karen Johnson Davidson County
Batch# 948648 DEEDQC
12/07/2022 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221207-0127349

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owners**
Linda Bernado
4435 Pecan Valley Rd
Nashville, TN 37218

**Send Tax Bills To**
Same

**Map-Parcel No.**
056 00 0 013.00

## Quitclaim Deed by Trustee

Grantor: Linda Bernado, Trustee of the Irrevocable Trust Agreement of Margaret P. Bernado, dated December 7, 2020
Grantee: Linda Bernado, Paul Bernado, and David Bernado

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 13th Civil District of Davidson County, Tennessee, being a part of the Lee Winfrey property, described according to a survey by Ralph W. C. Lambert, dated May 18, 1964, as follows:

BEGINNING at a point on the easterly margin of a private access road, said point being located 150 feet more or less north of the intersection of said private road and Pecan Valley Road, formerly Back Creek Road; thence crossing said private road, north 8° 08 minutes east 343.5 feet to a point; thence South 84° 40 minutes west 181.5 feet to a point; thence North 60° 40 minutes west 473.3 feet to a point; thence North 37° 05 minutes west 498.8 feet to a point; thence North 74° 23 minutes west 172.5 feet to a point; thence South 78° 14 minutes west 294.5 feet to a point; thence South 47° 14 minutes west 97.2 feet to a point; thence North 24° west 53.7 feet to appoint; thence North 76° west 231 feet to a point; thence North 41° west 412.5 feet to a point; thence North 16° east 198 feet to a point; thence North 18° west 264 feet to a point; thence North 33° west 231 feet to a point; thence North 10° west 577.5 feet to a point; thence North 28° west 198 feet to a point; thence North 65° east 1089 feet to a point; thence south 28° east 280.5 feet to a point; thence south 65° east 280.5 feet to a point; thence South 27° east 280.5 feet to a point; thence South 46° east 165 feet to a point; thence South []° 30 minutes east 264 feet to a point; thence South 54° east 478.5 feet to a point; thence South 7° 30 minutes east 396 feet to a point; thence South 26° 30 minutes east 363 feet to a point; thence South 12° East 775.5 feet to a point; thence South 15° 30 minutes west 375 feet to a point of beginning, containing 73 acres, more or less.

Being the same property conveyed to Linda Bernado, Trustee of the Irrevocable Trust Agreement of Margaret P. Bernado, dated December 7, 2020, by deed from Margaret P. Bernado, of record in Instrument No. 20201221-0151369, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4435 Pecan Valley Road, Nashville, TN 37218.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Linda Bernado, Trustee
Grantor

State of Tennessee
County of Sumner

On December 5, 2022, before me personally appeared Linda Bernado, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the Trustee under the Irrevocable Trust Agreement of Margaret P. Bernado, dated December 7, 2020, for the purpose therein contained, by signing her name as Trustee.

Notary Public
My commission expires: April 22, 2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Linda Bernado, Grantee

Sworn to and subscribed before me on December 5, 2022.

Notary Public
My commission expires: April 22, 2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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Sara Barbour

**TRUE Copy Certification**

I, ~~Chelle Guidry~~, do hereby affirm that I am 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.

Sara Barbour

Signature

December 5, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on December 5, 2022.

Catherine L. Danton

Notary Public
My commission expires: 4/22/2026

CATHERINE L. DANTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER