Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1057357 DEEDWARR
10/04/2023 10 40 53 AM 3 pgs
Fees $17 00 Taxes $0 00
20231004-0078010

RICHARD JOHN BERINGSON

TO: WARRANTY DEED

RICHARD JOHN BERINGSON, Trustee of the
RICHARD JOHN BERINGSON REVOCABLE LIVING TRUST

THIS DEED OF REALTY, executed as of the 29 day of September, 2023, by Grantor, RICHARD JOHN BERINGSON, unmarried, to Grantee, RICHARD JOHN BERINGSON, Trustee of the RICHARD JOHN BERINGSON REVOCABLE LIVING TRUST dated September 29, 2023, and any amendments,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to his heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Phase 1A-Section 6, Harborview, as shown by plat of record in Plat Book 7900, Page 645, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Richard John Beringson and wife, Molly Ann Beringson, by Warranty Deed from Nicholas Brent McCloud, married, dated June 14, 2019, and recorded June 17, 2019, of record in Instrument No. 20190617-0057885, in the Register's Office for Davidson County, Tennessee Molly Ann Beringson predeceased Richard John Beringson on July 21, 2023, leaving him the surviving tenant by the entirety.

That Grantor (1) covenant that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Richard John Beringson

RICHARD JOHN BERINGSON Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RICHARD JOHN BERINGSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of September, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis

Notary Public



Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Richard John Beringson, Trustee of the Richard John Beringson Revocable Living Trust 416 Harbor Way Nashville, TN 37214	SAME/OWNER
Property Address:	Map and Parcel No.:
416 Harbor Way Nashville, TN 37214	108-12-0B-171.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).