This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1084569 DEEDWARR
12/21/2023 09:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098403

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| NEIL BERGERON, Trustee<br>BROOKE BERGERON, Trustee<br>BERGERON REVOCABLE<br>LIVING TRUST<br>dated November 7, 2023<br>148 50th Avenue North<br>Nashville, TN 37209 | PenFed Credit Union<br>PO Box 560130<br>Colony, TX 75056-0130 | 103-03-0-220.00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

KRISTEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this December 11, 2023.

Notary Public

My Commission Expires: 10/14/2026

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, BROOKE A. BERGERON, who is one and the same as BROOKE BERGERON, and NEIL D. BERGERON, who is one and the same as NEIL BERGERON, wife and husband, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to NEIL BERGERON and BROOKE BERGERON, Trustees of the BERGERON REVOCABLE LIVING TRUST, dated November 7, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this November 7, 2023.

By: _____
BROOKE A. BERGERON

_____
NEIL D. BERGERON

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BROOKE A. BERGERON and NEIL D. BERGERON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this November 7, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5/27/26



## Exhibit A

## Property Description

Said property is described to wit:

**A lot of land in West Nashville, being part of the E. A. Elam 5-acre tract and described as follows:**

**Beginning at a point 150 feet South of the Southerly margin of Wyoming Avenue, formerly 6th Street, and 200 feet east of the Easterly margin of 50th Avenue North extended; said point being the Southwest corner of a lot previously conveyed to J. R. Crisp and wife, and running thence Southward 102 feet to the line of the Sylvan Park School Property; thence Eastwardly with said property line 120 feet; thence at right angles, Northwardly 102 feet to the Southeast corner of lot sold to M. A. Bernard; thence Westerly with Bernard and Crisp lines, 120 feet to the beginning.**

Being the same property conveyed to BROOKE A. BERGERON and NEIL D. BERGERON, wife and husband, by Warranty Deed of record from AERIAL DEVELOPMENT GROUP, LLC a Tennessee Limited liability company, in Instrument No. 20210126-0011528, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Restrictions of record in Book 1055, Page 256, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 1712, Page 303, in the Register's Office for Davidson County, Tennessee. Access and Utility Easement Agreement of record in Instrument Number 20200219-0018395, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 148 50th Avenue North, Nashville, Tennessee 37209.

**Tennessee Certification of Electronic Document**

I, JAMES M. ADCOX III, 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 November 7, 2023 (date of document).

Signature

November 7, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of November, 2023.

Notary Public
My Commission expires: 10/14/2026

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026