Karen Johnson Davidson County
Batch# 1120989 DEEDQC
04/09/2024 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240409-0025168

This Instrument Prepared By and Returned To: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 5th day of April, 2024. Notary Public My Commission Expires: 5-21-25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

BRENT LINVILLE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 5th day of April, 2024, among:

BARRY DALE BERNSTEIN AND PEGGY JONES BERNSTEIN, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BARRY BERNSTEIN AND PEGGY BERNSTEIN, TRUSTEES OF THE BERNSTEIN FAMILY TRUST DATED APRIL 4, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled 3rd Revision Middleton, a Residential Planned Unit Development, of record in Plat Book 6900, page 900, 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 Barry Dale Bernstein and Peggy Jones Bernstein, husband and wife, by Warranty Deed from Kenneth Michael Robbins and Claire Miller Robbins, husband and Wife dated November 30, 2016, and recorded December 1, 2016, at Reference No. 20161201-0126334, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 32 Middleboro Court, Nashville, TN 37215.

THIS DEED has been prepared solely upon information furnished by **Barry Dale Bernstein and Peggy Jones Bernstein.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

BARRY DALE BERNSTEIN

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Barry Dale Bernstein**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2024.

Notary Public
My Commission Expires: 5-21-25

PEGGY JONES BERNSTEIN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Peggy Jones Bernstein**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2024.

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Barry Bernstein and Peggy Bernstein, Trustees
Bernstein Family Trust dated April 4, 2024
32 Middleboro Court
Nashville, TN 37215

Responsible Party For Taxes:

Barry Bernstein and Peggy Bernstein, Trustees
Bernstein Family Trust dated April 4, 2024
32 Middleboro Court
Nashville, TN 37215

Tax Map and Parcel: 157-08-0A-006.00 CO

Certificate of Authenticity

I, Trent Linville, 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 4-5-24.

Date

T Linville

Affiant Signature

4-5-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this _____ day of _____, 20____.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY