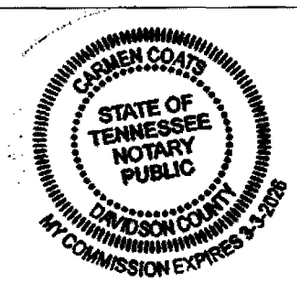
Karen Johnson Davidson County
Batch# 1124310 DEEDWARR
04/18/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,938.80
20240418-0027638

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $524,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2024.

Carmen Coats
Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| David Harman<br>Sherrin Bernstein | NEW OWNER | 133-08-0-044.00 |
| 220 Nunley Drive | | |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE AND SUPAK B. HALE, TRUSTEE UNDER THE REVOCABLE TRUST OF GEORGE AND SUPAK B. HALE DATED JUNE 21, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HARMAN AND SHERRIN BERNSTEIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 108 on the Plan of Section Three Valley View Meadows of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George A. Hale, unmarried by Warranty Deed from Charles Obosu and wife, Jean Obosu of record in Book 10004, page 136, Register's Office for Davidson County, Tennessee, dated March 28, 1996 and recorded on April 03, 1996.

Being the same property conveyed to George and Supak B. Hale, Trustee under The Revocable trust agreement of George and Supak B. Hale dated June 21, 2011 by QuitClaim Deed from George A. Hale and wife, Supak Hale of record in Instrument No. 20110707-0052122 Register's Office for Davidson County, Tennessee, dated June 21, 2011 and recorded on July 07, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 220 Nunley Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2024.

**The Revocable trust of George and Supak B. Hale dated June 21, 2011**

By: George Hale Trustee
George Hale, Trustee

By: Supak Hale Trustee
Supak B. Hale, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Hale, and Supak B. Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The Revocable trust of George and Supak B. Hale dated June 21, 2011, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2024.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 15, 2024** (date of document).

Affiant Signature

April 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25