Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, 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.

Karen Johnson Davidson County
Batch # 1147107 DEEDWARR
06/13/2024 03:22:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240613-0044443

RICHARD JOHN BERINGSON

TO: WARRANTY DEED

RICHARD JOHN BERINGSON, Trustee of the
RICHARD JOHN BERINGSON REVOCABLE LIVING TRUST dated September 29, 2023

THIS DEED OF REALTY, executed as of the 10 day of June, 2024, by and between, RICHARD JOHN BERINGSON, an unmarried man, ("Grantor"), and RICHARD JOHN BERINGSON, Trustee of the RICHARD JOHN BERINGSON REVOCABLE LIVING TRUST dated September 29, 2023, and any amendments, thereto ("Grantee"),

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 its successors 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 SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 105, ON THE PLAN OF SUNNY ACRES, SECTION THREE, as shown by Plat of record in Plat Book 2663, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Richard John Beringson, an unmarried man, by Warranty Deed from Champery Real Estate 2015, LLC, a California Limited Liability Company, dated May 9, 2024, and recorded May 16, 2024, of record in Instrument No. 20240516-0036441, in the Register's Office for Davidson County, Tennessee.
>
> *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.*

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 2749 Windemere Drive Nashville, TN 37214	SAME/OWNER
Property Address:	Map and Parcel No.:
2749 Windemere Drive Nashville, TN 37214	084 07 0 043.00

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

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors 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 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 10 day of June, 2024.

My Commission Expires:

March 8, 2028.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public