THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1188428 DEEDWARR
10/01/2024 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $5,402.00
20241001-0076101

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Richard Stout and Katlyn Stout 2902A West Linden Avenue Nashville, TN 37212	HSBC Bank USA, N.A. 66 Hudson Boulevard E New York, NY 10001	104 14 0 072.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrea Bernstein and Hunter Bernstein, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Richard Stout and Katlyn Stout, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2902A West Linden Avenue, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of the Final Plat of Resubdivision of Lots 54 & 55, Bransford Realty Company's Westmoreland Place Subdivision, or record as Instrument No. 20121016-0094705, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot

Being the same property conveyed to Hunter Bernstein and Andrea Bernstein, tenants in common by Warranty deed from Truc Minh Le and Hong Yu, husband and wife, of record in Instrument No. 20170814-0083149, Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 14, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 30th day of September, 2024.

Andrea Bernstein

Hunter Bernstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2024, before me personally appeared Hunter Bernstein and Andrea Bernstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of September, 2024

Notary Public
My commission expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **September 30, 2024.**

Signature 09/30/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 30th day of September, 2024.

Brenda Lewis

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY