THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249476**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $694,900.00. Affiant Subscribed and sworn to before me, this 15th. day of January, 2025. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson
Batch # 1227853
01/17/2025 09 47 20 AM
Fees $13 00 Taxes $2,571 13

Davidson County
DEEDWARR
2 pgs

20250117-0003909

WARRANTY DEED

Address New Owner: Suzanne M. Bernardi 5548 Hearthstone Lane Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-11-0A-072.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Susan Rowan, as Trustee of the Mary Susan Rowan Revocable Living Trust Agreement dated August 12, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne M. Bernardi, married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled Hemmingwood Phases II, III & IV, of record in Plat Book 6900, pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mary Susan Rowan, by deed from Sharon L. McCauley, of record in Instrument No. 20001031-0108067, dated October 27, 2000, said Register's Office.

Mary Susan Rowan conveyed her interest to Mary Susan Rowan, as to an undivided 72 1/2% interest and Mark D. Rowan, as to an undivided 27 1/2% interest, by quitclaim deed of record as Instrument No. 20110309-0018803, dated March 7, 2011, said Register's Office.

Mark D. Rowan conveyed his interest to Mary Susan Rowan, by quitclaim deed of record as Instrument no. 20200819-0093037, dated August 17, 2020, said Register's Office.

Mary Susan Rowan conveyed to Mary Susan Rowan, Trustee, Mary Susan Rowan Revocable Living Trust Agreement dated August 12, 2020, by quitclaim deed of record as Instrument No. 20200828-0097580, dated August 24, 2020, said Register's Office

Ami Leigh Mitchell executes this Warranty Deed for and on behalf of herself and Mary Susan Rowan, Trustee of the Mary Susan Rowan Revocable Living Trust Agreement dated August 12, 2020 pursuant to Durable Power of Attorney recorded in Instrument No. 20250107-0001399, said Register's Office. Said Durable Power of Attorney provides for the ability of Ami Leigh Mitchell to act on behalf of Mary Susan Rowan, in the capacity of Trustee, in Article 2(F), page 3.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 160-11-0A-072.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 6, 7 and 8, said Register's Office. Declaration of Covenants, Conditions and Restrictions for Heritage Heights n/k/a Hemmingwood contained in instrument of record in Book 6730, page 329 and amended in Book 6892, page 540,

Book 6925, page 268, Book 7269, page 387 and Instrument No. 20130619-0062819, said Register's Office.

Storm Water Detention Agreement of record in Book 6728, page 673, said Register's Office.

This is improved property located at 5548 Hearthstone Lane Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2025.

Mary Susan Rowan Revocable Living Trust Agreement dated August 12, 2020

Mary Susan Rowan, Trustee By Ami Leigh Mitchell, attorney-in-fact

Mary Susan Rowan, Trustee
By. Ami Leigh Mitchell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Lincoln)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ami Leigh Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary Susan Rowan, Trustee of the Mary Susan Rowan Revocable Living Trust Agreement dated August 12, 2020, and that she is authorized by Mary Susan Rowan, Trustee of the Mary Susan Rowan Revocable Living Trust Agreement dated August 12, 2020 to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of January, 2025.

Notary Public
Shari Eliff, Notary Public

My Commission Expires: My Commission Expires 11/24/2025

SHARI ELIFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LINCOLN