NEW OWNER:
BERNHARDT PROPERTIES, LLC
532 STABLE STREET
MT. JULIET, TN 37122

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1274278 DEEDQC
05/19/2025 08 15 28 AM 2 pgs
Fees $12 00 Taxes $0 00

20250519-0038938

Map & Parcel No.: 08304026800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **THOMAS M. BERNHARDT, a married man,** have this day bargained and sold and by these presents do hereby quitclaim and convey unto **BERNHARDT PROPERTIES, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 12, Plan of Rosebank Terrace, Section II, of record in Plat Book 5210, Page 31, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to THOMAS M. BERNHARDT, a married man, by Warranty Deed from Nancy Hamm and Tom Hamm, wife and husband, dated June 25, 2021, and of record in Instrument No. 20210702-0089972, Register's Office for Davidson County, Tennessee.

This is **IMPROVED** property known as: **2616 SOLON DRIVE, NASHVILLE, TENNESSEE 37206**.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 9th day of May, 2025.

THOMAS M. BERNHARDT

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS M. BERNHARDT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2025.

NOTARY PUBLIC

DIANN CARMACK STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 11-27-2027

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

AFFIANT

Sworn to and subscribed to before me this the 9 day of May, 2025.

NOTARY PUBLIC

My commission expires:

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMMISSION EXPIRES AUGUST 19, 2025