Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2121

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of May, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mason Coleman and Lindsey Mascarenas 412 Woodsman Court Nashville, TN 37214	CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	108 16 0 320.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jacob J. Bernauer, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mason Coleman, an unmarried man, and Lindsey Mascarenas, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 95-B, Zone Lot Division, Lots Nos. 89, 90, 91, 94, 95, 96, and 97, Percy Priest Woods, Section IV, according to survey and plat of same appearing of record in Plat Book 6250, page 717, amending Plat Book 6250, Page 357, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Karen Johnson Davidson County
Batch# 1277198 DEEDWARR
05/23/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250523-0040830

BEING the same property conveyed by Warranty Deed from Paul D. Reagan and wife, Marsha G. Reagan to Jacob J. Bernauer, unmarried, recorded September 25, 2003, as Instrument No. 20030925-0142010 in Davidson County, Tennessee Register of Deeds. Subject property having never been the primary residence of herein grantor nor his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 412 Woodsman Court, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of May, 2025.

Jacob J. Bernauer

STATE OF NORTH CAROLINA
COUNTY OF Iredell

On this ~~16th~~ 15th day of May, 2025, before me personally appeared Jacob J. Bernauer, 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 15th day of May, 2025.

Notary Signature
My commission expires:
7-13-2028

TONIE L. LAZENBY
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires July 13, 2028

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/2025.

Affiant Signature – Joshua A. Terry

5/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/21/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27