Karen Johnson Davidson County
Batch # 1292366 DEEDWARR
07/01/2025 11 35 26 AM 2 pgs
Fees $13 00 Taxes $3,047 98

20250701-0051818

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $823,778 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30TH day of June, 2025

(Affix Seal) Notary Public

My Commission Expires

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2026

2025-05-2959

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners·	Send Tax Bills To	Tax ID#
John A Bernardi and Suzanne M Bernardi 5556 Hearthstone Lane Brentwood, TN 37027	NEW OWNER	Map/Parcel 160-11-0A-017 00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth S. Krishan, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Bernardi and Suzanne M. Bernardi, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Being Lot No 17 on the Plan of Hemmingwood, (Formerly Heritage Heights) Phases II, III, and IV of record in Plat Book 6250, Page 745, amended in Plat Book 6900, Pages 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kenneth S Krishan, unmarried by Warranty Deed from David B Barry and wife, Teresa T Barry of record in Book 8753, page 475, Register's Office for Davidson County, Tennessee, dated October 6, 1992 and recorded on October 9, 1992

This conveyance is subject to the following Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 5556 Hearthstone Lane, Brentwood, TN 37027

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, his heirs and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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

Effective the _____ day June, 2025

Kenneth S Krishan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2025, before me personally appeared Kenneth S. Krishan, 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 June, 2025.

Notary Signature
My commission expires:

