WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

File No.: LTB-31463-25

Karen Johnson Davidson County
Batch# 1299964 DEEDWARR
07/21/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250721-0057060

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2025

NOTARY PUBLIC

My commission expires:

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Philpot and Jessica Philpot 3049 Smith Springs Road, Antioch, TN 37013	Same address as new owner	136-00-0-131

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 Dollars ($800,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN BERNSTEIN AND LINDSAY BERNSTEIN, CO-TRUSTEES OF THE BERNSTEIN LIVING TRUST DATED MARCH 29, 2022**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JARED PHILPOT AND JESSICA PHILPOT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

BEGINNING AT AN IRON PIN ON THE SOUTH MARGIN OF SMITH SPRINGS ROAD, THAT IS 383 FEET, MORE OR LESS, EAST OF A COMMON LINE BETWEEN HUGH W. LUSK AND THE UNITED STATES OF AMERICA, AND PROCEEDING AS FOLLOWS: WITH THE SOUTH MARGIN OF SMITH SPRINGS ROAD, SOUTH 51 DEGREES 36 MINUTES EAST, A DISTANCE OF 50.0 FEET TO AN IRON PIN; THENCE NORTH 38 DEGREES 24 MINUTES EAST, A DISTANCE OF 5.0 FEET TO AN IRON PIN; THENCE SOUTH 51 DEGREES 36 MINUTES EAST, A DISTANCE OF 220.0 FEET TO AN IRON PIN; THENCE LEAVING SAID MARGIN, SOUTH 30 DEGREES 39 MINUTES WEST, A DISTANCE OF 684.8 FEET TO AN IRON PIN; THENCE NORTH 6 DEGREES 31 MINUTES EAST, A DISTANCE OF 338.5 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 14 MINUTES WEST, A DISTANCE OF 160.0 FEET TO AN IRON PIN; THENCE NORTH 32 DEGREES 59 MINUTES EAST, A DISTANCE OF 467.0 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Ryan J. Bernstein and Lindsay Bernstein, husband and wife, from Chad L. Till and Ashley Till, husband and wife, by Warranty Deed dated 03/21/2019 and recorded 03/22/2019 in Instrument #20190322-0026266, said Register's Office.

Being the same property conveyed to Ryan Bernstein and Lindsay Bernstein, Co-Trustees, or their successors in interest, of the Bernstein Living Trust, dated March 29, 2022, by Quit Claim Deed from Ryan J. Bernstein and Lindsay Bernstein, husband and wife, dated 3/29/2022 and recorded 3/29/2022 in Instrument No. 20220329-0036208, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 3049 Smith Springs Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14th day of July, 2025

GRANTOR(S)

the Bernstein Living Trust dated March 29, 2022

By: _____
Ryan Bernstein, Co-Trustee

By: _____
Lindsay Bernstein, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Ryan Bernstein and Lindsay Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Bernstein Living Trust dated March 29, 2022, within named bargainor and that they as such Co-Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as Co-Trustees.

WITNESS my hand and seal, this the 14th day of July 2025.

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 July 14, 2025.

Signature
July 14, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 14, 2025

Notary's Signature

My Commission Expires: 8·12·28

