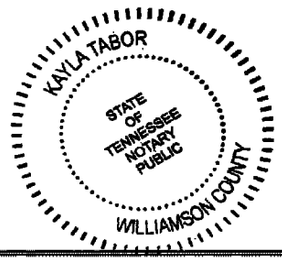
Karen Johnson Davidson County
Batch# 1355735 DEEDWARR
12/09/2025 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20251209-0097775

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152784** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2025. Notary Public My Commission Expires: 3/28/28

WARRANTY DEED

Address New Owner: Brian Patrick Quigley and Kristin Quigley 5556 Hearthstone Lane Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 11 0A 017.00

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, **John A. Bernardi and Suzanne M. Bernardi, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Patrick Quigley and Kristin Quigley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

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, Page 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 John A. Bernardi and Suzanne M. Bernardi, husband and wife, by Warranty Deed from Kenneth S. Krishan, unmarried, of record in Instrument No. 20250701-0051818, in the Register's Office of Davidson County, Tennessee, dated June 30, 2025, and recorded on July 01, 2025.

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, in the Register's Office of Davidson County, Tennessee, dated October 06, 1992, and recorded on October 09, 1992.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEMMINGWOOD, PHASES II, III, AND IV (FORMERLY HERITAGE HEIGHTS), as recorded in Plat Book 6900, Page(s) 7 and 8 and Plat Book 6250, Pages 744 and 745.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6730, Page 329, as amended in Book 6892, Page 540, Book 6925, Page 268; as corrected in Book 6948, Page 268; Book 7269, Page 387; Book 7474, Page 205, Instrument No. 20130619-0062819 and Instrument No. 20210401-0043070.

Easement for Ingress and Egress, recorded in Book 7310, Page 777.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10170, Page 584.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673.

Settlement Agreement as set forth in instrument recorded in Book 10573, Page 316.

Charter for Hemmingwood Home Owners Association, Inc. (formerly Heritage Heights Home Owners Association, Inc.), recorded as Book 6704, Page 373, as amended in Book 6936, Page 893, Book 7496, Page 163, Book 8762, Page 169, Instrument No. 20160308-0022181, Instrument No. 20160308-0022182 and Instrument No. 20171030-0110764.

Common Open Space Deed recorded as Book 6962, Page 404, Re-recorded in Book 7207, Page 84.

This is improved property located at 5556 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 5th day of December, 2025.

John Bernardi Melissa Preisler Attorney in fact
John A. Bernardi by Melissa Preisler, Attorney-in-Fact

Suzanne Bernardi Melissa Preisler Attorney in fact
Suzanne M. Bernardi by Melissa Preisler, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa Preisler, 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 John A. Bernardi and Suzanne M. Bernardi and that she is authorized by John A. Bernardi and Suzanne M. Bernardi to execute this instrument on their behalf.

Witness my hand, at office, this 5th day of December, 2025.

Notary Public
My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, J. Trent Lehman, 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 12/5/25.

Date

Affiant Signature

12/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of December, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

