WARRANTY DEED

Karen Johnson
Batch # 1406095
04/16/2026 10:14:39 AM
Fees: $13.00 Taxes: $3,977.50

Davidson County
DEEDWARR
2 pgs

20260416-0031160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF ___, 20___

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES S. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Doll-Laska Legacy Irrevocable Trust U/A/D April 3, 2026	NEW OWNER	
(NAME) 92 Valley Forge	(NAME)	116 08 0D 092.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LEE S. KRAFT, SUCCESSOR TRUSTEE OF THE ANN R. BERNARD TRUST DATED OCTOBER 4, 2012, AS AMENDED AND RESTATED ON AUGUST 8, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE DOLL-LASKA LEGACY IRREVOCABLE TRUST U/A/D APRIL 3, 2026,** 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 Lot No. 92, as shown on the Plan of REVISED SUGARTREE, PHASE 3 of record in Plat Book 5050, Page 67-71 as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468 and Book 5238, Page 93 revising Plat Book 4860, Page 117-121, Register's Office for Davidson County, Tennessee, to which specific reference is here made, and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to herein below.

Being the same property conveyed to Harold Bernard and wife, Ann Bernard, by Warranty Deed from Richard D. Bird, Trustee, with full power, etc., of record in Book 5130, Page 899, in the Register's Office of Davidson County, Tennessee, dated April 01, 1977, and recorded on April 04, 1977.

Being the same property conveyed to Ann R. Bernard, by Quitclaim Deed from Harold Bernard and wife, Ann Bernard, of record in Book 5460, Page 728, in the Register's Office of Davidson County, Tennessee, dated July 03, 1979, and recorded on July 06, 1979.

Being the same property conveyed to Ann R. Bernard, Trustee, and her successors in trust, of the Ann R. Bernard Trust dated October 4, 2012, as amended and restated on August 8, 2019, by Quitclaim Deed from Ann R. Bernard, of record in Instrument No. 20190809-0079455, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019, and recorded on August 09, 2019. Ann R. Bernard died on January 31, 2025. Pursuant to the Ann R. Bernard Trust dated October 4, 2012, as amended and restated on August 8, 2019 and amended and stated on March 4, 2021, Lee S. Kraft is the current Successor Trustee and has full authority to sell the property in accordance with the terms of the Trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 92 Valley Forge, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 15th day of April, 2026

ANN R. BERNARD TRUST DATED OCTOBER 4, 2012,
AS AMENDED AND RESTATED ON AUGUST 8, 2019
AND AS AMENDED AND RESTATED ON MARCH 4, 2021

BY: _____
LEE S. KRAFT, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Lee S. Kraft, with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Successor Trustee of The Ann R. Bernard Trust dated October 4, 2012 as amended and restated on August 8, 2019 and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this 15th day of April, 2026

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Commission expires: _____
Notary Public

MO2026-364