This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
207 3rd Avenue N.
Franklin, TN 37064
(615) 200-8818

Karen Johnson
Batch # 1417237
05/07/2026 08:34:38 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260507-0041024

QUITCLAIM DEED

ADDRESS OF NEW OWNER: The Bernatavitz-Price Family Trust, 6309 Robin Hill Road, Nashville, TN 37205

SEND TAX BILL TO: Same as the New Owner

MAP PARCEL NO.: Map 115-15, Parcel 75

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOHN PAUL BERNATAVITZ and wife, JAN ELLEN PRICE,** ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE BERNATAVITZ-PRICE FAMILY TRUST, under trust agreement dated April 27, 2026, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

> Being Lot No. 92 on the Plan of West Meade Farms, Inc., Section "E", as of record in Book 1835, Page 70, Register's Office for said County.
>
> Said Lot 92 fronts 145 feet on the southerly side of Robin Hill Road and runs back 372.1 feet on the easterly line and 367.2 feet on the westerly line, to a dead line in the rear, measuring 145.1 feet thereon.
>
> Being the same property conveyed to John Paul Bernatavitz and wife, Jan Ellen Price by Warranty Deed from David J. Hill and wife, Cathy N. Hill, dated May 29, 2001, recorded May 31, 2001, of record in Instrument No. 20010531-0056597, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 27th day of April, 2026.

Affiant

Notary Public

My Commission Expires: 04-11-2029

REBECCA BARKHOLZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

This is improved property known as 6309 Robin Hill Road, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 27th day of April, 2026.

JOHN PAUL BERNATAVITZ

JAN ELLEN PRICE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN PAUL BERNATAVITZ**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of April 2026.

Notary Public

My Commission Expires: 04-11-2029

REBECCA BARKHOLZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAN ELLEN PRICE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of April, 2026.

Rebecca Barkholz
Notary Public

My Commission Expires: 04.11.2029

