Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 149
Franklin, TN 37067

Name and Address of New Owner:
Peter Bernier and Heather Bernier
303 Criddle Street, 207
Nashville, TN 37219

Send Tax Bills To:
Peter Bernier and Heather Bernier
PO BOX 26
Harrison, ME 04040

Karen Johnson Davidson County
Batch # 1438780 DEEDWARR
06/29/2026 08:55:09 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20260629-0058341

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-13-0G-207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew R. Chapman, a unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Daniel Bernier,and Heather Bernier, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 207, as specified on the Plat shown in the Master Deed, on the Plan of HARRISON SQUARE CONDOMINIUMS, PHASE II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for HARRISON SQUARE CONDOMINIUMS, of record in Instrument No. 20060823-0103941, and amendment in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865 and in Instrument No. 20241112-0087709 and in Instrument No. 20251125-0093811, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of HARRISON SQUARE CONDOMINIUMS, PHASE II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit
Being the same property conveyed to Andrew R. Chapman, a unmarried man, by

Warranty Deed dated December 30, 2021 from Busch H. Thoma II, a married man and Jack E. Thoma, a married man, recorded January 1, 2022 in Instrument No. 20220111-0003124 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2026.

Andrew Chapman (SEAL)

Andrew Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2026, before me personally appeared Andrew Chapman, 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 25th day of June, 2026.

Nicole Dowling

Notary Signature
My commission expires: 11.26.2028

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-26-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of June, 2026.

Mack Baltz

Notary Public
My commission expires:
File No. 2026-8875-MA

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029