Karen Johnson Davidson County
Batch# 1445675 DEEDQC
07/14/2026 08:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260714-0063173

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Russell Bernhardt and Rachel O'Rear
Address: 109 Kenaum Court
Nashville
State: TN Zip Code: 37209

Map and Parcel ID #: 114-08-0A-055.00-CO

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Rachel Noel O'Rear, a married woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Russell Bernhardt and Rachel O'Rear, Trustees of the Bernhardt O'Rear Family Trust dated June 15, 2026, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Cedar Crest Subdivision, Phase I, of record in Plat Book 6900, Page 284, 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 Robert E. Allen, Jr. and wife, Debora Allen by Warranty deed from John C. Fults and Hope A. Root of record in Book 8845, Page 584, Register's Office for Davidson County, Tennessee, dated January 11, 1993 and recorded on January 21, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 109 Kenaum Court, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being same property conveyed in Instrument 20201105-0129989

Rachel Noel O'Rear

Grantor's Signature

Rachel Noel O'Rear

Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rachel Noel O'Rear whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of June, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Rachel Noel O'Rear

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 15 day of June, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 6/15/26 (date of document).

Affiant Signature

7/13/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

