Karen Johnson Davidson County
Batch# 1450659 DEEDWARR
07/22/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,860.52
20260722-0066602

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TWO THOUSAND EIGHT HUNDRED FORTY FOUR AND 00/100 (502,844.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JULY, 2026.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4-25-2029

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
NICHOLAS BERNARD AND MADISON BERNARD (NAME)	**NEW OWNER** (NAME)	**061 14 0B 004.00**
3802D HUTSON AVENUE NASHVILLE, TN 37216 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of July, 2026, the undersigned, **3802D HUTSON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **NICHOLAS BERNARD AND MADISON BERNARD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3802D HUTSON AVENUE, NASHVILLE, TN 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3802D, as established by Declaration of Covenants, Conditions, and Restrictions for HOMES AT 3806 HUTSON AVENUE, a Horizontal Property Regime with private elements of record as Instrument No. 20160803-0080191 and being show on plat attached thereto as Exhibit "B" 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 3802D Hutson Ave LLC, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee, by Quitclaim Deed from Corben Briggs, a Married Man whose Spouse has No Interest, of record in Instrument No. 20250321-0021242, in the Register's Office of Davidson County, Tennessee, dated March 20, 2025 and recorded on March 21, 2025.

Being the same property conveyed to Corben Briggs, a married man, by Warranty Deed from Aj Meherish and Hansa Belani, of record in Instrument No. 20210406-0045089, in the Register's Office of Davidson County, Tennessee, dated April 01, 2021 and recorded on April 06, 2021. Also see Scrivener's Affidavit of record in Instrument No. 20230110-0002115, Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of July, 2026.

GRANTOR: 3802D HUTSON AVENUE, LLC
BY: CORBEN BRIGGS
ITS: SOLE MEMBER

STATE OF Massachusetts)
COUNTY OF Bristol)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CORBEN BRIGGS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Sole Member of **3802D HUTSON AVENUE, LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **3802D HUTSON AVENUE, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Sole Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Sole Member.

WITNESS my hand, at office, on this 14th day of July, 2026.

Notary Public

03/22/2026
My Commission Expires

ANITZHA GRAFALS
Notary Public, Commonwealth of Massachusetts
My Commission Expires March 22, 2030

Certificate of Authenticity

I, Joshua A. Terry, 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 7/14/26.

Affiant Signature – Joshua A. Terry

7/22/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/22/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON