WARRANTY DEED

Karen Johnson
Batch # 1455566
08/04/2026 11:15:35 AM
Fees: $13.00 Taxes: $4,255.00

Davidson County
DEEDWARR
2 pgs

20260804-0071641

File No. PA-26-3279

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AlexanderCurran Mohler and Sarah Woolverton-Mohler		
(NAME)	(NAME)	082-16-0-158.00
928 Russell Street	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Linda Hart Bernhardt, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Curran Mohler and Sarah Woolverton-Mohler, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in. Davidson County, State of Tennessee, described as follows,

Being Lot No. 2 on the Map of J.L. Valentino's Subdivision of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Richard C. Bernhardt and wife, Linda Hart Bernhardt by Warranty Deed from June Paulk Adair Birdsong, married of record in Instrument No. 20010503-0045440 Register's Office for Davidson County, Tennessee, dated May 01, 2001 and recorded on May 03, 2001. Richard C. Berhnardt having since died on September 28, 2026, leaving Linda Hart Bernhardt as surviving tenant by the entirety.

This is property more commonly known as 928 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3rd day of August, 2026.

Linda Hart Bernhardt by Ashley Howerton, Attorney in Fact

Linda Hart Bernhardt by Ashley Howerton,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2026, before me personally appeared Ashley Howerton, to me known to be the person (or persons) described in and who executed the foregoing instrument as the Attorney in Fact for Linda Hart Bernhardt, and that this instrument was executed on behalf of Linda Hart Bernhardt, for the purposes therein contained pursant to the Durable Power of Attorney, previously recorded in Instrument No. 20260716-0064203, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 3rd day of August, 2026.

Notary Signature
My commission expires: May 8, 2028

