Karen Johnson Davidson County
Batch# 1456327 DEEDQC
08/06/2026 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260806-0072651

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South
Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lewis Hunter Bernstein and Andrea Ellen Bernstein, Co-Trustees 1121 Woodvale Drive Nashville, TN 37204	Lewis Hunter Bernstein and Andrea Ellen Bernstein, Co-Trustees 1121 Woodvale Drive Nashville, TN 37204	131 04 0 147.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ANDREA BERNSTEIN and HUNTER BERNSTEIN (the "Grantor"), hereby quitclaim and convey to LEWIS HUNTER BERNSTEIN and ANDREA ELLEN BERNSTEIN, CO-TRUSTEES OF THE BERNSTEIN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the Easterly one-half of Lot No. 3, Block 20, on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 and the Easterly one-half of Lot No. 3 of Block 20 fronts 90 feet on the Northerly margin of Woodvale Drive and extends back between parallel lines 165 feet more or less to a dead line.

Being the same property conveyed by deed of record as Instrument #20240813-0061026, Register's Office for Davidson County, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this ___ day of AUGUST 6TH, 2026.

ANDREA BERNSTEIN

HUNTER BERNSTEIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Andrea Bernstein and Hunter Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 6 day of August, 2026.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 6 day of August, 2026.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

47022537.2

Certificate of Authenticity

I, Quintin Burford, 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 August 6 2026.

Date

Affiant Signature

08/06/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of August, 20 26.

Notary's Signature

My Commission Expires: 09-07-2026

Date

Notary's Seal (if on paper)

