Karen Johnson Davidson County
Batch# 508322 DEEDWARR
11/03/2020 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20201103-0128542

#35867

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35867-10-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2020. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine K. Stark 126 Moorings Park Drive Naples FL 34105	New Owner 126 Moorings Park Drive Naples FL 34105	Map and Parcel No.: 131060D50800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Matthew Lee Berns and JoAnne Berns, husband and wife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Katherine K. Stark, a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 508 Belair Way, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of October, 2020.

Matthew Lee Berns

JoAnne Berns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Lee Berns and JoAnne Berns, 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, this 29th day of October, 2020.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 508, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, a horizontal property regime established by Master Deed, of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, Book 9398, page 43, Instrument No. 20010627-0068123, rerecorded in Instrument No. 20050708-0079325, Instrument No. 20031016-0153582, Instrument No. 20160113-0003443, and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the aforementioned Master Deed, said amendment being of record in Book 6739, page 701, said Register's Office.

Being the same property conveyed to Matthew Lee Berns and Jo Anne Berns, husband and wife, by deed dated April 6, 2016 from Virginia R. Meares, an unmarried woman, of record in Instrument No. 20160419-0037654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 131060D50800CO.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522 and amended in Book 6778, page 536, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Townhomes, Village of Belair, Phase 1, a Condominium, of record in Book 6690, page 70 and amended in Book 6739, page 701, Book 6824, page298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, Book 9398, page 43, Instrument No. 20010627-0068123, re-recorded in Instrument No. 20050708-0079325, Instrument No. 20031016-0153582, Instrument No. 20160113-0003443, and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 649, Register's Office for Davidson County, Tennessee.
6. Agreement recorded in Book 6470, page 383, Book 6655, page 47 and Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

