Name and Address of New Owner:
Julian Bandiaky
844 Cherokee Ave. Unit 4
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 513982 DEEDWARR
11/10/2020 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20201110-0132560

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Road, Ste A 300
Nashville, TN 37215

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-09-1C-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy P. Bergstrom, an unmarried man, and Richard F. Bergstrom, married**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Julian Bandiaky, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 844, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170329-0030499 and being shown 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 Timothy P. Bergstrom and Richard F. Bergstrom, married, by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180226-0017881 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 26, 2018. (Value of consideration shown in aforementioned deed $314,900.00.)

Being also known as 844 Cherokee Avenue, Unit 4, Nashville, Tennessee 37207.

This has not ever and is not now the primary residence of either Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2020.

_____(SEAL)
Timothy P. Bergstrom

_____(SEAL)
Richard F. Bergstrom by Timothy P. Bergstrom, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy P. Bergstrom and Richard F. Bergstrom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2020.

_____
Notary Public
My commission expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of November, 2020, before me personally appeared Timothy P. Bergstrom, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard F. Bergstrom, and acknowledged that he executed the same as the free act and deed of the said Richard F. Bergstrom.

Witness my hand and seal this 6th day of November, 2020.

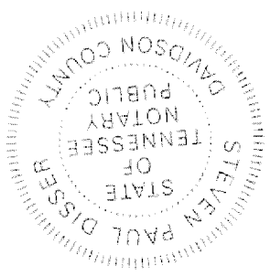
_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)



Sworn to and subscribed before me this
6th day of November, 2020.

Notary Public
My commission expires: 3/8/21

File No. 2020-1129

Certificate of Authenticity

I, Steven Disser, 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 executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON