Karen Johnson Davidson County
Batch# 580041 DEEDWARR
03/01/2021 08:26:29 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210301-0025031

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me
This 24th day of February 2021.

Notary Public
My Commission Expires: May 3, 2024

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
Pam A. Scarbrough P.O. Box 383274 Germantown, TN 38183-3274	Pam A. Scarbrough P.O. Box 383274 Germantown, TN 38183-3274	Map-Parcel: 118-03-0 Map: 143.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 21-01-16196

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 sufficiency of all of which are hereby acknowledged, **Kyle Berglund**, a married man, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Pam A. Scarbrough, a married woman,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, TN, BEING Lot No. 44, on the Plan of Phase Two, Rosedale Place, of record in Plat Book 11190, page 18, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kyle Berglund by Warranty Deed from Anurag Pardeshi, an unmarried person, and R.A.P. Rosedale Place Family Limited Partnership, a Nevada limited partnership created the 19th day of October, 2005, a fifty percent (50%) tenant in common interest, of record in Instrument No. 20121001-0089282 Register's Office for Davidson County, Tennessee.

This is improved property known as 2724 Rosedale Place, Nashville, TN 37211.

This is the same legal description as the previous deed.

This conveyance is subject to the following:

1. The dower, curtsey, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.

2. Taxes for 2021 and subsequent years, a lien not yet due and payable.
3. Subject to all matters on plat Book 11190, Page 18, said register's office.
4. Easements of Record including Public Utility and Access Easements.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of February 2021.

Kyle Berglund

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Kyle Berglund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to this instrument, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 24th day of February 2021.

ROBERT J. NOTESTINE NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My Commission Expires: May 13, 2024