Karen Johnson Davidson County
Batch# 735424 DEEDWARR
10/13/2021 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137423

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Rachel Berg

RACHEL HELENE BERG, as Trustee, Affiant

Subscribed and sworn to before me,
this 11th day of October, 2021. LDH

Lisa D. Hill

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rachel Helene Berg, as Trustee of the Rachel Helene Berg Revocable Trust and Benjamin Morris Berg, as Trustee of the Benjamin Morris Berg Revocable Trust 1913 A Lombardy Avenue Nashville, TN 37215	Rachel Helene Berg, as Trustee of the Rachel Helene Berg Revocable Trust and Benjamin Morris Berg, as Trustee of the Benjamin Morris Berg Revocable Trust 1913 A Lombardy Avenue Nashville, TN 37215	117 07 2A 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **RACHEL HELENE BERG (formerly known as RACHEL HARRIS) and BENJAMIN BERG, wife and husband,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided tenants in common interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **BENJAMIN MORRIS BERG, as Trustee of the BENJAMIN MORRIS BERG REVOCABLE TRUST under agreement dated October 11, 2021**, and a fifty percent (50%) undivided tenants in common interest in such property unto **RACHEL HELENE BERG, as Trustee of the RACHEL HELENE BERG REVOCABLE TRUST under agreement dated October 11, 2021**, their respective successors and assigns (collectively, the "Grantee"):

Land in Davidson County, Tennessee, being Unit No. A, 1913 Lombardy Ave. Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 1913 Lombardy Ave. Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180521-0048265, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Harris and Benjamin Berg, wife and husband, by Warranty Deed dated February 14, 2019 from NDO Development, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20190214-0014084, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20190214-0014085, Register's Office for Davidson County, Tennessee securing a certain promissory note dated February 14, 2019 from Rachel Harris and Benjamin Berg, wife and husband, to Jeffrey Harris, an individual resident of the State of New York, in the original principal amount of Six Hundred Thirty Thousand ($630,000.00) Dollars.
2. All applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

This is improved property known as 1913 A Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that 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 otherwise herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 11th day of October, 2021.

RACHEL HELENE BERG (formerly known as RACHEL HARRIS)

BENJAMIN BERG

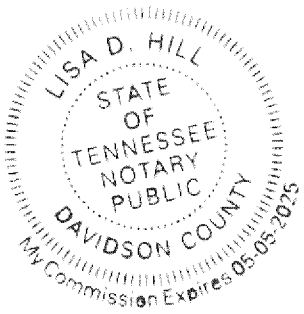
STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RACHEL HELENE BERG (formerly known as RACHEL HARRIS) and BENJAMIIN BERG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they are the individuals as stated herein and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 11th day of October, 2021.



Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 October 11, 2021

10-11-2021
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of October, 2021.

Notary Public

My Commission Expires: 5/6/2025

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025