Karen Johnson Davidson County
Batch# 828328 DEEDWARR
03/24/2022 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220324-0034370

Prepared by: + Return to:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 14th day of March, 2022.

Notary Public
My Commission Expires:

2022-65

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Bergfeld	New Owner	
3613 Rainbow Place		118-14-0-076.00
Nashville, TN, 37204		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ross E. Philpot and Ginger E. Philpot, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brian Bergfeld, single man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot Nos. 28 and 29 on the Plan of Marengo Park, Section "C" of record in Plat Book 1130, Page 21, as amended in Book 6047, Page 936 and Book 6950, Page 791, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross E. Philpot and Ginger E. Philpot, husband and wife by Warranty deed from Donald Rowell Corey, Jr. and wife, Nicole Lynn Corey of record in Instrument No. 20170823-0086509 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 23, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3613 Rainbow Place, Nashville, TN 37204.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of March, 2022.

Ross E. Philpot

Ginger E. Philpot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross E. Philpot and Ginger E. Philpot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 March 14th 2022.

Affiant Signature

3/16/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/16/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON