Register Return To: 22-CD-252
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

# WARRANTY DEED

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Summit

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $743,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/07/2024
(AFFIX SEAL)

Colin M Britko
Notary Public, State of Ohio
My Commission Expires
July 07, 2024

Karen Johnson Davidson County
Batch# 869852 DEEDWARR
06/13/2022 10:10:49 AM 2 pgs
Fees: $13.00 Taxes: $2,749.10

20220613-0066771

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc 3326 Aspen Grove Drive Suite 400 Franklin, TN 37067

File No.: 22-CD-252

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Taylor Jason Bergman and Rachael Saporito Bergman | Synovous Bank | 091023D00200CO |
| (NAME) 6102B Pennsylvania Ave. | (NAME) 800 Shades Creek Pkwy | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Birmingham AL | 35209 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Fourty Three Thousand Dollars And No/100 Dollars ($743,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MELISSA ANNE IREDELL (NOW KNOW AS MELISSA ANNE IREDELL GEBHARDT), A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR JASON BERGMAN AND RACHAEL SAPORITO BERGMAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit B of the Homes at 6102 Pennsylvania Avenue as shown on Exhibit B in the Declaration of Covenants, Conditions, and Restrictions for homes at 6102 Pennsylvania Avenue, a horizontal property regime with private elements of record in Instrument No. 20150511-0042792, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of the property.

Melissa Anne Iredell now known as Melissa Anne Iredell Gebhardt by marriage to Jeffrey W. Gebhardt.

Being the same property conveyed to Melissa Anne Iredell, by General Warranty Deed, from Keith A. Bolton, dated February 29, 2016, recorded March 2, 2016, of record in Instrument No. 20160302-0099941, Register's Office for Davidson County, Tennessee.

JEFFREY W. GEBHARDT JOINS IN THE CONVEYANCE FOR THE EXPRESS PURPOSE OF RELINQUISHING ALL HIS RIGHT, TITLE AND INTREST TO SAID PROPERTY, MARITAL OR OTHERWISE.

unimproved ☐
This is improved ☒ property, known as 6102B Pennsylvania Ave., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 7th day of June, 2022.

Melissa Anne Iredell Gebhardt
Melissa Anne Iredell N/K/A Melissa Anne Iredell Gebhardt

Jeffrey W. Gebhardt

STATE OF TENNESSEE OHIO
COUNTY OF Summit

Personally appeared before me, a Notary Public of said county and state Melissa Anne Iredell N/K/A Melissa Anne Iredell Gebhardt and Jeffrey W. Gebhardt, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 10th day of June, 2022.

Notary Public

My Commission Expires: 07/07/2024

NOTARIAL SEAL STATE OF OHIO

Colin M Britko
Notary Public, State of Ohio
My Commission Expires
July 07, 2024