Karen Johnson Davidson County
Batch# 898068 DEEDWARR
08/03/2022 11:02:23 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220803-0088442

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2022.

Notary Public

My commission expires: 12-1-2025

PAM SALAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Comm. Expires 12/1/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Megan Bergfeld	**New Owner**	**160-16-0C-028.00**
401 Old Towne Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Abigail Forrester, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Megan Bergfeld, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 28 of The Terraces at Brentwood Chase, a Horizontal Property Regimes located on Old Town Drive, in Brentwood, Tennessee, together with Easements as shown on the plat of The Terraces at Brentwood Chase, recorded in Instrument No 20001103-0109137, said Register's Office, and described in a Declaration of Covenants, Conditions, & Restrictions as recorded in Instrument No 20001214-0123057 as amended in Instrument No 20010119-0005975, Instrument No 20010328-0029845 and Instrument No 20041206 0144631, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Terraces at Brentwood Chase, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded In Instrument No 20001214-0123058, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BMR-22-401

Being the same property conveyed to Abigail Forrester, a single woman by Warranty deed from Gregory Forrester, an unmarried man of record as Instrument No. 20200508-0048193, Register's Office for Davidson County, Tennessee.

This is improved property known as **401 Old Towne Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of July, 2022.

Abigail Forrester

Abigail Forrester

STATE OF Ohio

COUNTY OF Wood

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Abigail Forrester, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of July, 2022.

Laurie Skalku

Notary Public
My Commission Expires: 07/13/2026

NOTARY PUBLIC STATE OF OHIO

LAURIE SKALKU
Notary Public
State of Ohio
My Comm. Expires
July 13, 2026

LTC File No. 22-000689-528