Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1443

Karen Johnson Davidson County
Batch# 954478 DEEDWARR
12/22/2022 12:41:04 PM 2 pgs
Fees: $13.00 Taxes: $12,210.00
20221222-0132166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sabalo Development, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Bernstein and Megan Bernstein, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Evergreen Heights Part Two, of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sabalo Development LLC, a Tennessee limited liability company by Mary Ramsey Moore fka Mary Anne Ramsey, and William L. Moore, III, wife and husband by Warranty Deed dated April 5, 2021, and recorded April 6, 2021 as Instrument No. 20210406-0045178, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4005 Copeland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jeffrey Bernstein **4005 Copeland Drive** **Nashville, TN 37215**	**NEW OWNER**	**116-16-0-040.00**

WITNESS THE EXECUTION HEREOF this 19th day of December, 2022.

Sabalo Development, LLC, a Tennessee limited liability company

Sole Member

By: Lewis Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 19th day of December, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lewis Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Sabalo Development, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Sabalo Development, LLC, as Sole Member.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,300,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of December, 2022.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON