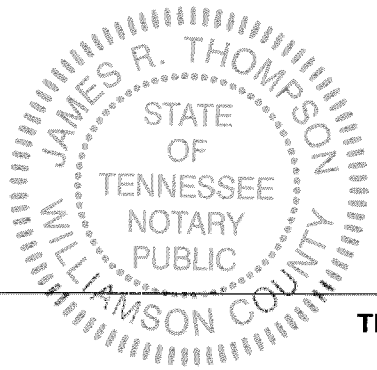
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day February 2022.

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eliot Bern	Liberty Federal Credit Union	172-12-0B-148-00
(NAME)	(NAME)	Karen Johnson Davidson County
212 Woodfield Cove	1200 Forest Bridge Road	Batch# 971341 DEEDWARR
(ADDRESS)	(ADDRESS)	02/15/2023 03:45:30 PM 3 pgs
Nashville, TN 37211	Louisville KY 40223	Fees: $18.00 Taxes: $1,676.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20230215-0011101

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sharon C Powers, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eliot Bern, unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 369, on the Plan of Section Eight, Bradford Hills, as shown on the plat of record in Plat Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
Being the same property conveyed to Jennifer Ann Braman by Warranty Deed from Margaret A. Colucci, unmarried, dated 03/20/2017, of record in Instrument No. 20170322-0027733, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek Matthew Kolkema and Jennifer Ann Kolkema, husband and wife, as tenants by the entirety with right of survivorship by Quit Claim Deed from Jennifer Ann Kolkema, formerly known as Jennifer Ann Braman, a married woman, dated 05/25/2021, of record in Instrument No. 20210625-0086602, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon C. Powers, an unmarried woman by Warranty Deed from Derek Matthew Kolkema and Jennifer Ann Kolkema, husband and wife, dated 05/23/2022, of record in Instrument No. 20220527-0062095, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 7900, Pages 387-388, Covenants, conditions, restrictions, and easements, if any, of record in Book 8069, Page 170, and amended in Book 8634, Page 799, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 622, Southern Bell Agreement of record in Book 1113, Page 606, and Book 1318, Page 441, Charter of Bradford Hills Homeowners Association Inc., of record in Book 8071, Page 520, By-laws recorded 03/23/1990 of record in Book 8071, Page 531, Quitclaim Deed Conveyed to Bradford Hills Homeowners'

Association, Inc., of record in Book 8154, Page 304, and Book 9779, Page 672, Deed of Conveyance of record in Book 8377, Page 769, and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 212 Woodfield Cove, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15 day February 2023.

Sharon C. Powers

Sharon C Powers

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon C Powers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of February, 2023.

Robyn Dubray

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202302150011101

Certificate of Authenticity

I, Nick Harris, 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 **February 15, 2023**.

Affiant Signature

2/15/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

