ounty
Batch# 976169 DEEDWARR
03/02/2023 02:22:34 PM 2 pgs
Fees: $13.00 Taxes: $8,417.50
20230302-0015097

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

39-B
File #23-1038

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 **Scott S. Davis and Julie S. Davis, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Brunstad Bernstein and Thomas James Bernstein, wife and husband**, 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. 20, Block 5 on the Plan of The Highlands of Belle Meade of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 125 feet on the westerly side of Midland Drive, now known as Nichol Lane, and runs back between lines 160 feet on the north line and 161 feet on the south line, to a dead line in the rear and measures 125 feet thereon.

Being the same property conveyed to Scott S. Davis and Julie S. Davis, husband and wife, by Warranty Deed from Andrew L. Trapnell and Mary H. Trapnell, husband and wife, of record in Instrument No. 20071031-0128257 Register's Office for Davidson County, Tennessee, dated October 29, 2007 and recorded on October 31, 2007.

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: 1113 Nichol Lane, Nashville, TN 37205.

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 #:
Elizabeth Bernstein **Thomas Bernstein** **1113 Nichol Lane** **Nashville, TN 37205**	UBS Bank USA 95 State Street, Suite 2200 Salt Lake City, UT 84111	**130-05-0-135.00**

WITNESS THE EXECUTION HEREOF this 28th day of February, 2023.

Scott S. Davis

Julie S. Davis

State of Tennessee)
County of Davidson)

On this 28th day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott S. Davis and Julie S. Davis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
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: **$ 2,275,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of February, 2023.

Notary Public

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024