Karen Johnson Davidson County
Batch# 998202 DEEDWARR
05/01/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20230501-0031963

WARRANTY DEED

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

ALLISON TAYLOR STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$589,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2023.

Notary Public

My commission expires: 7/6/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Todd Bills	NEW OWNER	**104-14-0-C-011.00co**
2804 Marlin Avenue	2804 MARLIN AVENUE	
Nashville, TN 37215	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brett N. Berneburg, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Todd Bills, an unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 11 as specified on the Plat shown in the Master Deed, on the Condominium Plat of Linmar Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Linmar Place Condominiums, of record in Book 6892, Page 724, as amended in Book 7213, Page 129, and further amended in Book 7374, Page 800, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Condominium Plat of Linmar Place Condominiums, for placement of Units, as shown on Exhibit "C" to the Addendum to Master Deed and By-Laws of Linmar Place Condominiums of record in Book 7374, Page 800, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brett N. Berneburg, a single person, by Warranty Deed dated June 16, 1995, from Bryan C. Williams, a single person, of record in Book 9705, Page 461, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to Condominium Plat as shown in Exhibit "C" to the Addendum to Master Deed and By-Laws of Linmar Place Condominiums of record in Book 7374, Page 800, said Register's Office for Davidson County, Tennessee.**

2) **Master Deed for Linmar Place with By-Laws appended thereto of record in Book 6892, Page 724, as amended in Book 7213, Page 129, and further amended in Book 7374, Page 800, said Register's Office for Davidson County, Tennessee.**

3) **Charter of Linmar Place Homeowner's Association, Inc., of record in Book 7233, Page 923, said Register's Office.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is Improved property, known as 2804 Marlin Avenue, 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 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.

Witness my/our hand(s) this 28th day of April, 2023.

Brett N Berneburg

Brett N. Berneburg

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Brett N. Berneburg,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **28th** day of **April, 2023.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 28, 2023**.

Date

Affiant Signature

May 1, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **1** day of **May**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)