Register Return To: 23-CO-321
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Warranty Deed

Karen Johnson Davidson County Batch# 1064160 **DEEDWARR** 10/24/2023 09 55 35 AM 2 pgs Fees $13 00 Taxes $3,589 00 20231024-0083160	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $970,000 00 Affiant Subscribed and sworn to before me, this the 23rd day of October, 2023 Notary Public My commission expires

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-23-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
The Senda Family 2007 Irrevocable Trust fbo Janell N Senda Janell N Senda	New Owner(s)	073-13-0O-001.00-CO
1531 Dugger Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MICHAEL O. BERG, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT BRENDEL, TRUSTEE OF THE SENDA FAMILY 2007 IRREVOCABLE TRUST FBO JANELL N SENDA AND JANELL N SENDA, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit A of 2400 Porter Avenue Cottages, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2400 Porter Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160726-0076797, Amended in Instrument No 20180423-0038053, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2400 Porter Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No 20160726-0076797, Amended in Instrument No 20180423-0038053, and Bylaws appended thereto as Exhibit "B", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Michael O Berg and Lisa J Berg, Husband and wife by Warranty deed from Dwell Nash, LLC, a Tennessee Limited Liability Company of record in Instrument No 20180913-0091043 Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 13, 2018.

Being the same property conveyed to Michael O Berg by Quitclaim deed from Michael O. Berg, unmarried man and Lisa J Berg, unmarried woman of record in Instrument No. 20200826-0096694 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 26, 2020

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 1531 Dugger Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of October, 2023

Michael O Berg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael O Berg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 23rd day of October, 2023

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Mary Catherine Berg, spouse of Michael O Berg, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mary Catherine Berg by Michael O. Berg, attorney in fact

Mary Catherine Berg by Michael O. Berg,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Michael O Berg, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Catherine Berg as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of Mary Catherine Berg

Witness my hand and seal this 23rd day of October, 2023

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25