Karen Johnson Davidson County
Batch # 1077709 DEEDWARR
12/04/2023 10:15:34 AM 2 pgs
Fees: $13.00 Taxes: $1,600.25
20231204-0093228

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6777-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidso

THE ACTUAL CONSIDERAT.
IS GREATER, FOR THIS TRANSFER IS $ 432,500.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Margaret Berndt | New Owner | |
| 4120 Ridgefield Drive #310 | | 116-03-0M-310.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barbara Nylander, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Margaret Berndt, unmarried**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 310, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, and amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Robert F. Hartkop and Barbara Joyce Hartkop, Trustee of the Hartkop Family Revocable Living Trust, U/A/D February 4, 1982 by Warranty deed from AG/KRE Belle Meade L.L.C., a Delaware limited liability company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, of record in Instrument No. 20110118-0004424 Register's Office for Davidson County, Tennessee, dated January 12, 2011 and recorded on January 18, 2011.

Being the same property conveyed to Robert F. Hartkop and Barbara Joyce Hartkop, Trustee of the Belle Meade Court Unit 310 Trust dated December 6, 2012 by Quitclaim deed from Robert F. Hartkop and Barbara Joyce Hartkop, Trustees of the Hartkop Family Revocable Living Trust dated February 4, 1982, of record in Instrument No. 20121214-0115287 Register's Office for Davidson County, Tennessee, dated December 06, 2012 and recorded on December 14, 2012.

Being the same property conveyed to Robert Carl Wingo, Trustee of The Belle Meade Court Unit 310 Trust U/A/D December 6, 2012, as amended by Quitclaim deed from Barbara Joyce Hartkop, Trustee of The Belle Meade Court Unit 310 Trust u/a/d December 6, 2012, as amended, of record in Instrument No. 20131227-0130246, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 27, 2013.

Being the same property conveyed to Barbara Nylander by Quitclaim deed from Robert Carl Wingo, Trustee of the Belle Meade Court Unit 310 Trust dated 12, 2012 of record in Instrument No. 20230221-0012088 Register's Office for Davidson County, Tennessee, dated January 30, 2023 and recorded on February 21, 2023.

Subject property has never been a primary or marital residence of the herein named Grantor, or their spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4120 Ridgefield Drive #310, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this the 1st day of December, 2023.

Barbara Nylander

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Nylander,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of December, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON