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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146241** Karen Johnson Davidson County Batch # 1079809 DEEDWARR 12/07/2023 02:35:02 PM 2 pgs Fees: $13.00 Taxes: $2,312.50 20231207-0094673	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2023. Notary Public My Commission Expires 3/3/26

WARRANTY DEED

Address New Owner: David DeVeny 321 Bramblewood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146 08 0 145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Margaret Berndt, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David DeVeny, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 421, Section Six, Crieve Hall Estates, of record in Plat Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of Bramblewood Drive at the corner of Lots 420 and 421; thence with the line between said lots Southerly 159.6 feet to the corner of Lot 422; thence with the line between Lots 421 and 422, Easterly 150 feet to the West margin of Montclair Drive; thence with the margin of the same Northerly 139.5 feet to the beginning of a curve; thence around said curve Northwesterly 31.39 feet to the South margin of Bramblewood Drive; thence with the margin of the same, Westerly 130 feet to the Point of Beginning.

Being the same property conveyed to Mary Margaret Berndt, an unmarried woman, by Warranty Deed from Connie K. Rhodes a/k/a Connie Lee Rhodes, unmarried, of record in Instrument No. 20200522-0053539, in the Register's Office of Davidson County, Tennessee, dated May 21, 2020 and recorded on May 22, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Crieve Hall Estates, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 4901 Montclair Drive Nashville TN 37211 and is also known as 321 Bramblewood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2023.

Mary Margaret Berndt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Margaret Berndt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2023.

Notary Public
My Commission Expires: _____

