Karen Johnson Davidson County
Batch# 1081510 DEEDWARR
12/13/2023 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20231213-0096132

Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me this 8th day of December, 2023.

Notary Public
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John David Stanczak 1421 PORTER RD #1 NASHVILLE, TN 37206	LUMINATE HOMELOANS, INC 2523 S. WAYZATA BLVD, STE 200 MINNEAPOLIS, MN 55405	083-03-0R-001-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mark Harold Bergsohn and Whitney Allene Bergsohn, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John David Stanczak, an unmarried man, and Charlotte V. Mountain, an unmarried woman, as Joint Tenants with Rights of Survirorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 1 on the Plan of Porter Road Place, a horizontal property regime with private elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150429-0038457, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more compete and accurate legal description thereof.

Being the same property conveyed to Mark Harold Bergsohn and Whitney Allene Bergsohn, husband and wife, by deed from William T. Holets, a single man, of record in Instrument No. 20210519-0067902, Register's Office for Davidson County, Tennessee, and dated May 18, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Porter Road Place of record in Instrument No. 20150429-0038457 Register's Office for Davidson County, Tennessee.

3. Public Street Right of Way of record in Instrument No. 20150615-0056509 Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument No. 20150306-0019447 Register's Office for Davidson County, Tennessee.

5. Declaration for Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150306-0019363 Register's Office for Davidson County, Tennessee.

6. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20150429-0038457 in the official records of the Davidson County Register of Deeds.

7. By-Laws of record in Instrument No. 20150429-0038457 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1421 Porter Road, #1, Nashville, TN 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of December, 2023.

Mark Harold Bergsohn

Whitney Allene Bergsohn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of December, 2023, before me personally appeared Mark Harold Bergsohn and Whitney Allene Bergsohn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2023.

Notary Signature
My commission expires: 2/7/27



202312130096132

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 8, 2023** (date of document).

Affiant Signature

December 13, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25