This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2390-SL

Karen Johnson Davidson County
Batch# 1081878 DEEDWARR
12/14/2023 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,475.30
20231214-0096685

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $669,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Winston Tao and Michelle Christine Ginter 4317 Westlawn Avenue Los Angeles, CA 90066	PennyMac Loan Services, LLC 3043 Townsgate Road Suite 200 Westlake Village, CA 91361	072 05 0B 001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cameron Bowman and Carly Bergthold, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michelle Christine Ginter and Winston Tao, wife and husband**, 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 1001-A (previously referenced as Unit A), together with the appurtenant common elements of 1001 Dozier Place Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed, Declaration of Covenants, Conditions and Restrictions for 1001 Dozier Place Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140716-0062854, 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 1001 Dozier Place Townhomes, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, the plan of record in Book 332, page 69; and in Book 974, page 51, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jason A. Bertrand, a single man by Warranty Deed from Profile & Principal, LLC, a Tennessee limited liability company, of record in Instrument No. 20151119-0117398, Register's Office for Davidson County, Tennessee, dated November 16, 2015, and recorded on November 19, 2015.

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Being the same property conveyed to Cameron Bowman and Carly Bergthold, husband and wife, by Warranty Deed from Jason A. Bertrand, a single man, of record in Instrument No. 20220817-0093096 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022.

This is ☒ improved or ☐ unimproved property located at: **1001A Dozier Place, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of December, 2023.

GRANTOR:

Cameron Bowman

Carly Bergthold

Carly Bergthold

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cameron Bowman and Carly Bergthold, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 2023.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202312140096685

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/14/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

