This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1107365 DEEDWARR
03/04/2024 04:14:30 PM 7 pgs
Fees: $38.00 Taxes: $3,237.50
20240304-0015067

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Berlinberg-Raim Living Trust **237 Lauderdale Road** **Nashville, Tennessee 37205**	**(Same)**	**103 12 0 083.00**

Know all men by these presents that, **Suzanne Mintz Kooi** and **Philip G. Mintz** (collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Andrew E. Berlinberg and Ellen Raim as Co-Trustees of the Berlinberg-Raim Living Trust under agreement dated March 21, 2001** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **237 Lauderdale Road, Nashville, Tennessee 37205.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors, and assigns, covenant with the Grantee that the Grantors are lawfully seized of a good, absolute, and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property except for the Permitted Exceptions; and that the Grantee shall have quiet possession of the Property; and the Grantors bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this Warranty Deed is executed by the undersigned Grantor as of the ____ day of February 2024.

Suzanne Mintz Kooi

STATE OF TEXAS)
)
COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Suzanne Mintz Kooi**, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of February 2024.

Notary Public

My commission expires: 3-20-2027

CHARISSE ESAW
My Notary ID # 134260707
Expires March 20, 2027

IN WITNESS WHEREOF, this Warranty Deed is executed by the undersigned Grantor as of the 27 day of February 2024.

Philip G. Mintz

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Philip G. Mintz**, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of February 2024.

Notary Public

My commission expires: Dec. 21, 2026

TIFFANY TAPIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 21, 2026

STATE OF TENNESSEE)
)
COUNTY OF Shelby)

The actual consideration or value for this property transfer, whichever is greater, is $875,000.00.

Affiant

Sworn to and subscribed before me on this
27 day of February 2024.

Notary Public
My Commission Expires: Dec. 21, 2026

TIFFANY TAPIA
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 21, 2026

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, being Lot No. 20 and the southerly part of Lot 21, of Block I, on the Map of Cherokee Park, as of record in Book 547, pages 175 and 176, Register's Office for said County, and described as follows:

Beginning at a point in the northwesterly margin of Lauderdale Road, at the corner of Lot Nos. 19 and 20; thence with the margin of the said Road, northeasterly around a slight curve 80 feet to a point; thence northwesterly 171 feet more or less to a point in the rear line of Lot No. 21, which is 30 feet north of the comer of Lots Nos. 20 and 21; thence with the rear line of Lots 20 and 21, south 11° 38' west 125 feet to the corner of Lot No. 20, continuing with the rear line of said Lot 20, southerly 26 feet to the comer of Lots 19 and 20; thence with the line between said lots, easterly 163 feet to the beginning.

Being the same property conveyed to Milton Mintz, Trustee, by Quitclaim Deed from Irvin William Katz, and again reconveyed to Dorothy Katz Mintz from Milton Mintz, Trustee of record in Book 5530, Page 210, in the Register's Office of Davidson County, Tennessee, dated November 9, 1979, and recorded on November 13, 1979. The said Dorothy A. Mintz died on November 22, 2014 (testate), devising subject property to Suzanne Mintz Kooi and Philip G. Mintz. See Probate Case 15P-18, Davidson County Seventh Circuit Court. Being the same property further conveyed to Suzanne Mintz Kooi and Philip G. Mintz by Executor's Quitclaim Deed from Suzanne Mintz Kooi and Philip G. Mintz, Co-Executors of the Estate of Dorothy A. Mintz, of record in Instrument No. 20150612-0055942, in the Register's Office of Davidson County, Tennessee, dated May 18, 2015 and recorded on June 12, 2015.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year, which are not delinquent, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
3. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Cherokee Park, Second Section, as recorded in Plat Book 547, Page(s) 175-176.
4. Easement for Driveway, recorded in Instrument No. 20180823-0083808.

- End of Exhibit -

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 February 27, 2024.

Affiant Signature

2/27/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 27 day of February, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY