THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1124439 DEEDWARR
04/18/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240418-0027825

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jia E. Berling 2757 Thornton Grove Boulevard, Unit 165 Nashville, TN 37207	Owner	050-02-0D-144.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Chloe Teague, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jia E. Berling, unmarried**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 144 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Thornton Grove Green, LLC by deed of record in Instrument No. 20191017-0106509, filed on 10-17-19, and part of the same property conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes by deed from Thornton Grove Green, LLC of record in Instrument No. 20230425-0030252, filed on 04-25-23, and the same property further conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated April 24, 2023 and recorded in Instrument No. 20230425-0030252, filed on 04-25-23, and the same being further conveyed to Chloe Teague, unmarried woman by deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20230815-0063538, filed on 08-15-2023, in the Register's Office for Davidson County, Tennessee.

This property commonly known as 2757 Thornton Grove Boulevard, Unit 165, Nashville, TN 37207*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 17TH **day of April, 2024**:

Chloe Teague DIGITALLY SIGNED

Chloe Teague

STATE OF MARYLAND

COUNTY OF CHARLES

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

Witness my hand and official seal, this 17TH day of **April, 2024**:

Monica Elise Proctor Wilson DIGITALLY SIGNED

Notary Public

My Commission Expires: 10/03/2025

MONICA ELISE PROCTOR WILSON
ELECTRONIC NOTARY PUBLIC
STATE OF MARYLAND
COUNTY OF CHARLES COUNTY
COMMISSION EXPIRATION: 10/03/2025

STATE OF Tennessee

COUNTY OF Williamson

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$280,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18 DAY OF **April, 2024**:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 4-17-24 (date of document).

Date: 4-18-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 18 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026