Karen Johnson Davidson County
Batch# 1136034 DEEDWARR
05/16/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20240516-0036388

WARRANTY DEED

(SEAL)
ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 7/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/6/2026

File #24-TLC-0416-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carrie Arnold and Cody Arnold	**New Owner**	
(NAME)	(NAME)	
416 Harbor Way	416 HARBOR WAY	**108 12 0B 171.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD JOHN BERINGSON, TRUSTEE OF THE RICHARD JOHN BERINGSON REVOCABLE LIVING TRUST DATED SEPTEMBER 29, 2023,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CARRIE ARNOLD AND CODY ARNOLD, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of PHASE 1A - SECTION 6, HARBORVIEW, as shown by plat of record in Plat Book 7900, Page 645, Surveyor's Certificate of Correction recorded in Book 9445, Page 531, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard John Beringson, Trustee of the Richard John Beringson Revocable Living Trust dated September 29, 2023, by Warranty Deed from Richard John Beringson, unmarried, of record in Instrument No. 20231004-0078010, in the Register's Office of Davidson County, Tennessee, dated September 29, 2023 and recorded on October 04, 2023.

Being the same property conveyed to Richard John Beringson and wife, Molly Ann Beringson, by Warranty Deed from Nicholas Brent McCloud, married, of record in Instrument No. 20190617-0057885, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019. The said Molly Ann Beringson predeceased Richard John Beringson on July 21, 2023, leaving him the surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat Book 7900, Page(s) 645 and Surveyor's Certificate of Correction recorded in Book 9445, Page 531,said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7471, Page 26 as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149 and Re-Recorded in Book 7647, Page 648, further amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10125, Page 494 as amended in Book 10344, Page 233, said Register's Office.
* Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5658, Page 984, Book 5856, Page 80 and Book 5856, Page 84, said Register's Office.
* Easement for Right of Way and Access for Ingress and Egress, recorded in Book 8068, Page 723, said Register's Office.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7390, Page 270, said Register's Office.* Rules and Regulations recorded in Instrument No. 20160523-0050983, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **416 Harbor Way, Nashville, TN 37214**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 14th day of May, 2024.

The ~~Richard~~ John Beringson ~~Revocable~~ Living Trust dated September 29, 2023

By: Richard John Beringson
Richard John Beringson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2024, before me personally appeared Richard John Beringson, Trustee of The Richard John Beringson Revocable Living Trust dated September 29, 2023, 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 14th day of May, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 14, 2024**.

Date

Affiant Signature

May 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **16** day of **May**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)