This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1136075 DEEDWARR
05/16/2024 01:56:30 PM 5 pgs
Fees: $28.00 Taxes: $2,479.00
20240516-0036441

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD JOHN BERINGSON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS

TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO 105 ON THE PLAN OF SUNNY ACRES, SECTION THREE, OF RECORD IN BOOK 2663, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAMPERY REAL ESTATE 2015, LLC, BY WARRANTY DEED FROM JANET G COOK, AN UNMARRIED WOMAN, DATED AUGUST 21, 2023, OF RECORD IN INSTRUMENT NO 20230822-0065495, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 2749 WINDEMERE DR, Nashville, TN 37214, AND IS DESIGNATED AS MAP AND PARCEL NO. 084 07 0 043.00.

This is improved property known as 2749 WINDEMERE DR, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of May, 2024.

CHAMPERY REAL ESTATE 2015, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY WEDGEWOOD, LLC, A DELAWARE LIMITED LIABILTY COMPANY
ITS MANAGER

BY: _____
ITS: AUTHORIZED AGENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC, the within named bargainor, a California Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for WEDGEWOOD, LLC, MANAGER OF CHAMPERY REAL ESTATE 2015, LLC.

DONE at offices in _____(City),_____ (State), on this the ____ day of _____, 20__.

"See Attached"

_____
Notary Public
My Commission Expires: _____

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 05 / 9 /2024 before me, J. G. Nunez, a Notary Public,
(here insert name and title of the officer)

personally appeared Darin Puhl

,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

J. G. NUNEZ
Notary Public - California
Los Angeles County
Commission # 2485301
My Comm. Expires Mar 24, 2028

WITNESS my hand and official seal.

Signature _____ (Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____
  Title(s)
  _____
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

_____.

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 670,000.00.

Richard John Beringson
Affiant

Subscribed and sworn to before me, this the 14 day of May, 2024.

C. Loy Carney
NOTARY PUBLIC
My commission expires _____

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

Address New Owner(s) as follows:
RICHARD JOHN BERINGSON
2749 WINDERMERE DR.
NASHVILLE, TN 37214

Send Tax Bills To:
Same as above

Map and Parcel No(s).: **084 07 0 043.00**

True Copy Certification

I, Pam Authy, 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 this the 14th day of May, 2024.

Affiant Signature

Date 5/14/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

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