WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170343 DEEDWARR
08/15/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240815-0062582

G-RH-24-809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fathy Tawadrous and Hanan Gad	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**149 07 0C 006.00**
809 Dover Glen Drive	**585 South Boulevard E**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pontiac, Michigan 48341**	
(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, **HANS H. BERGMANN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FATHY TAWADROUS, A MARRIED MAN AND HANAN GAD, A MARRIED WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,** 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:

A 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. 6 on the Final Plat Highland of Chelsea Village, Section One, of record in Instrument #20040616-00071117, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Hans H. Bergmann, an unmarried man by Deed from Greenvale Constructions, LLC of record as Instrument No. 20050120-0007459 in the Register's Office for Davidson County, Tennessee, dated January 12, 2005 and recorded on January 20, 2005.

This conveyance is subject to:

- Covenants, conditions, restrictions and easements contained in Declaration of Covenants and Restrictions dated March 30, 1986, recorded April 5, 1990 as Book 8082 Page 329. amended by Book 8083, Page 386, Book 8842, Page 434, and any and all amendments thereto, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Chelsea Village Homeowners Association and the terms and provisions thereof, as recorded on December 14, 1992, in Instrument No.Book 8813 Page 192, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement, and the terms, conditions, and provisions thereof in favor of Metropolitan Government of Nashville an Davidson County. dated January 29, 2003, recorded February 28, 2003 as 20030226-0025748, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of Final Plat Highland, Register's Office for Davidson County, Tennessee.
- County taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 Dover Glen Drive , Antioch, Tennessee 37013**.

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 3rd DAY OF AUGUST, 2024.

Hans H Bergmann
Hans H. Bergmann

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANS H. BERGMANN, the within named bargainor, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2024.

Notary Public L. Lichter, Notary Public
My Commission Expires: _____
(SEAL)

Notary Commission
expires on June 10, 2027

L. LICHTER
Notary Public - California
Los Angeles County
Commission # 2449815
My Comm. Expires Jun 10, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 08/13/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date **08/13/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 08/13/2024.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

